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KINGS CANYON CORRIDOR **TOD** STUDY

EXISTING CONDITIONS ATLAS



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01. Introduction

OVERVIEW

This Existing Conditions Atlas provides a summary of baseline information on existing conditions, opportunities, and constraints in the Kings Canyon Corridor. This information provides a base of understanding about the corridor and helps frame subsequent analysis of transit-oriented development (TOD) opportunities along the corridor. This atlas includes information on the location, boundary, intent, and objectives of the study. It includes an overview of the demographic and economic characteristics of the corridor, the mobility conditions, existing and adopted land use and zoning for the corridor, and urban design patterns, and it highlights the influence these elements have on potential TOD development. To support the existing conditions analysis, a full market analysis and transit benefits assessment have been performed under separate cover and are appended to this report.

This Existing Conditions Atlas may be used to:

- Engage with community partners, businesses, residents, and stakeholders in early conversations and through a first workshop dedicated to a discussion and exploration of the existing conditions of the corridor.
- Serve as a baseline of information and a valuable reference during the planning process and in formation of the planning study.
- Identify opportunities, constraints, regulatory and policy frameworks, and candidate station areas for further evaluation.
- Uncover and celebrate the unique and special characteristics of the corridor and its culture.

This atlas may be used as a reference document throughout the Kings Canyon Corridor TOD Study process.



STUDY PURPOSE & PROCESS

The primary purpose of the Kings Canyon Corridor TOD Connectivity Study (Study) is to support transit-oriented development with a mix of uses and intensities along the Ventura / Kings Canyon High-Quality Transit Corridor (Corridor) and to fulfill the Fresno General Plan goals of Smart Growth and Infill Development along the city's main mixed-use corridors. A primary goal of planning efforts for the Corridor is to ensure the long-term prosperity and growth of the corridor as the city embraces a new direction for retail experiences, housing, mixed-use development, and active transportation. That future includes greater opportunities for multi-modal mobility, strategies for accommodation of automated and ride share vehicles, scooters and other types of private vehicles, and better pedestrian and bicycle infrastructure and environments. It also includes opportunities for affordable housing and mixed-use development as the corridor and surrounding areas transform in the next decade.

This study provides an opportunity to detail and demonstrate what mixed-use development in the corridor looks like and how it works. This effort is grounded in a sound understanding of the economic and market feasibility of different development types and scenarios. Ultimately, the Study will help summarize the various plans and studies done for the area into one cohesive and consistent vision that business and landowners, residents, city leaders and other stakeholders can get behind as the city grows. This planning effort will evaluate and demonstrate the viability of such development along the corridor.

The three primary objectives of the Study are to:

1. Identify which "Q Line" stops along the Corridor have the greatest near-term market potential for compact, higher-density mixed-use development.
2. Develop Station Area Plans for the top two stations with the greatest near-term market potential.
3. Develop a standardized TOD implementation framework, or station area "template", that can be applied to Corridor/Center Mixed-Used (CMX) and Neighborhood Mixed-Use (NMX) zoned properties along High Frequency Transit Corridors to maximize connections and catalyze future infill development around the City's existing stations.

The project milestones are shown in Figure 2 below and are subject to change.

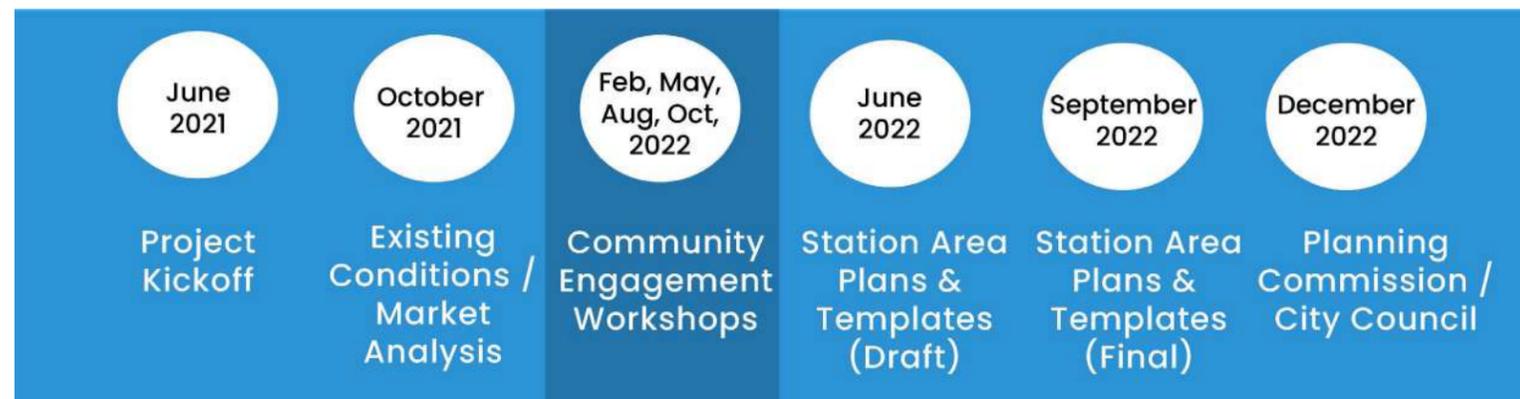


Figure 2: Project Timeline

LOCATION & PLANNING BOUNDARIES

The Study encompasses an area of approximately 2,835 acres across a 4.5-mile length of the Ventura/ Kings Canyon corridor. The boundary of the study area is shown in Figures 1 below and Figure 3 on the following page and stretches roughly from CA-41 highway to the west, S. Argyle Ave. to the east, E. Tulare Ave. to the north, and E. Butler Ave. to the south. While the planning efforts will focus on the Corridor, the Study area extends approximately one-half mile north and south to capture a half-mile walking distance from the Q line stations on the corridor (a conventional measurement of distance for transit-oriented development and transit-priority areas as defined by the State of California).

The Study Area is in Southeast Fresno, within Council District 5 and 7, and includes unincorporated Fresno County property and property owned by the State of California (Fresno Fairgrounds). The Corridor traverses the Downtown Community Plan and Roosevelt Community Plan areas and the Butler/Willow Specific Plan area. It also includes the entirety of Huntington Blvd.

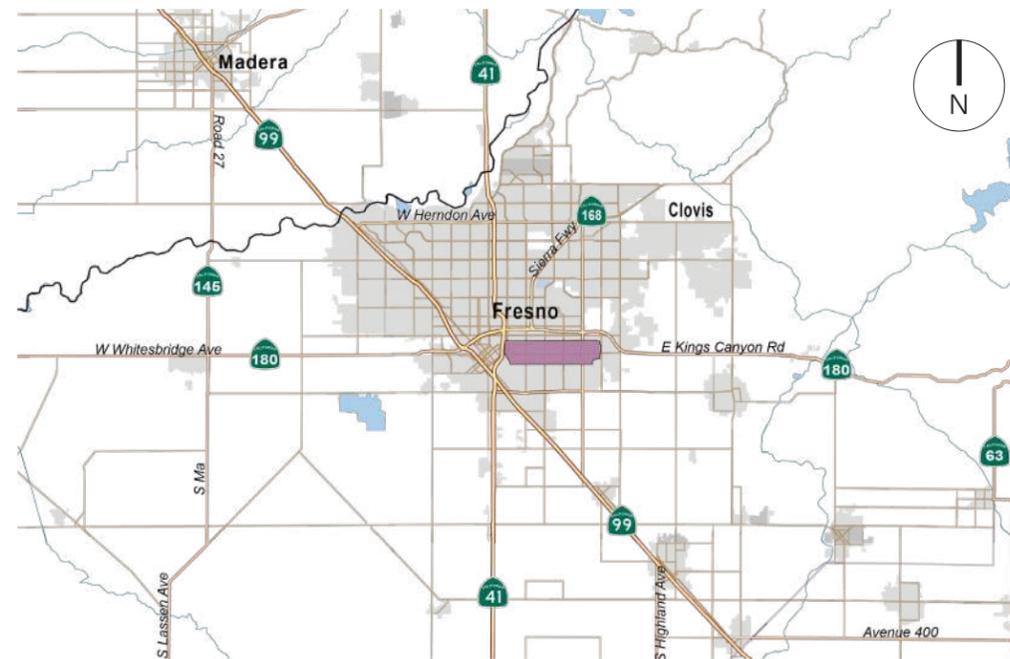


Figure 1: Project Location

Legend: URBAN AREA STUDY AREA

TOD

Transit-Oriented Development (TOD) is a type of development that promotes healthy and active lifestyles by increasing housing options, safety, walkability, and accessibility near transit. These benefits lead to increased economic opportunity and help reduce environmental harm.



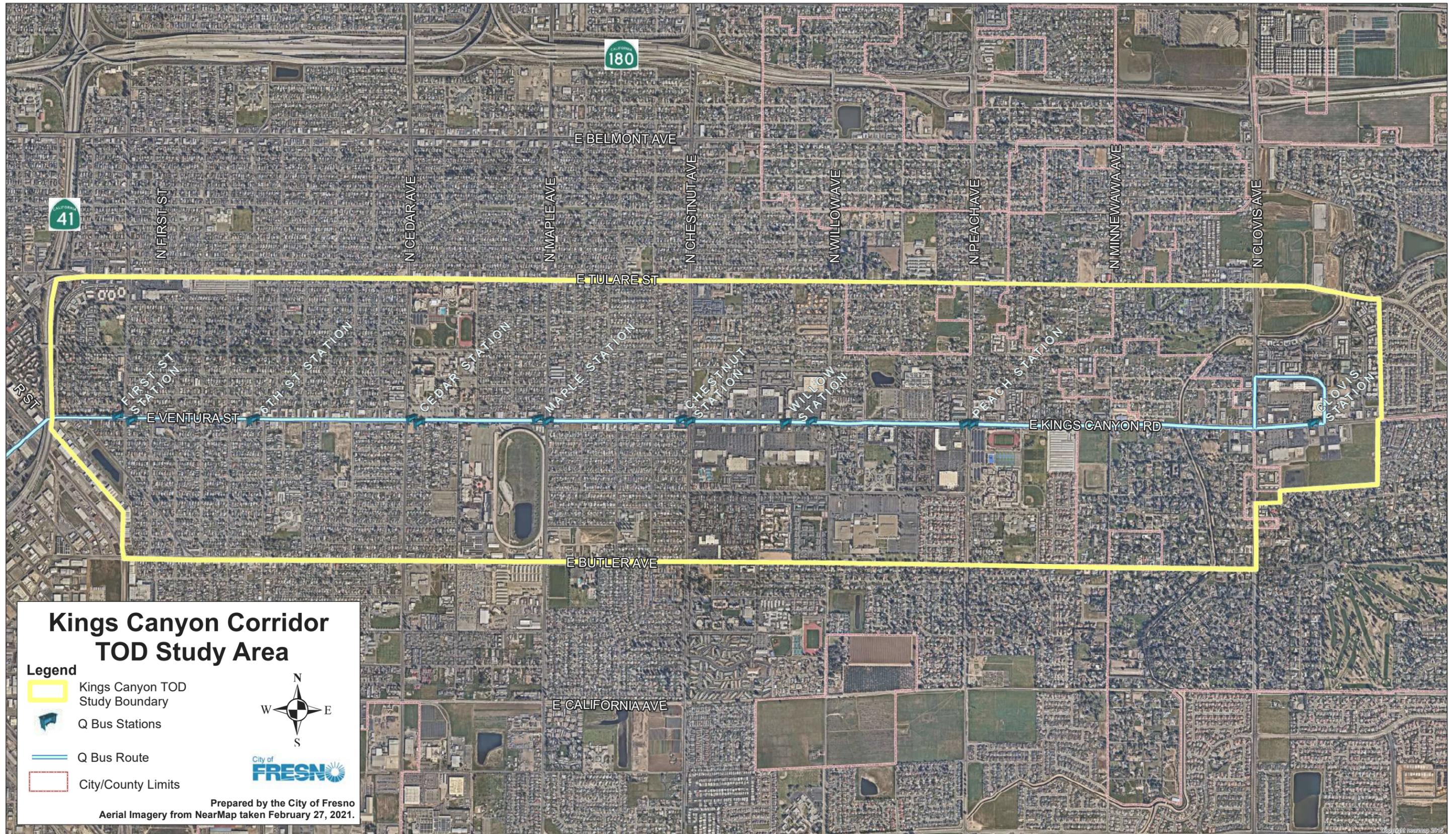


Figure 3: Project Study Area



02. Existing Plans, Policies & Projects

Various plans, studies, policies, and regulations exist for the area, and the KCCTOD Study will build on this past work, with a focus on implementation. The following represent a selection of major plans and projects related to the study area:

GENERAL PLAN

The City of Fresno adopted a General Plan in 2014 that sets out to shift emphasis from a city dominated by suburban growth to one that also promotes increased urban development in the form of neighborhood infill and revitalization of primary transportation corridors in the city. In order to conserve valuable farmland at the fringe and maximize existing infrastructure and resources, the Plan calls for efficient infill development, revitalization of existing neighborhoods and Downtown, transit-oriented development along major corridors in the city, and the building of complete neighborhoods. The Plan identifies two key implementation measures that would stimulate the desired infill development: the installation of a Bus Rapid Transit (BRT) system and more flexible mixed-use development standards. BRT services and complimentary land uses on key corridors are vital to achieving the Plan's goals.

The Ventura/Kings Canyon Corridor (Corridor) offers many opportunities for mixed-use development on both under-utilized properties and vacant land. The corridor has long been a key east-west circulation spine and a critical piece of the City's reinvestment strategy. The corridor is envisioned in the General Plan as a mixed-use corridor with a "Main Street" character for the segment west of Chestnut, and with multi-family housing integrated into commercial centers at key one-mile and half-mile nodes along the corridor.

DOWNTOWN NEIGHBORHOODS COMMUNITY PLAN

The Downtown Neighborhoods Community Plan was adopted in 2016 and establishes a bold vision for the revitalization and future growth of Fresno's Downtown Neighborhoods. The plan encompasses 7,290 acres of the city and delineates seven planning areas or neighborhoods. The Southeast planning area of the Downtown Plan extends into roughly half of the project study area, from CA-41 to Chestnut Ave. The Downtown Plan and Development Code envision a shift from suburban sprawl development to reinvestment in the center of the city. Primary goals of the plan include revitalizing urban neighborhoods through quality design, walkable and pedestrian-friendly streets that support a multi-modal transportation network and increased access to transit, and better access to parks, open space, health, education, and social services. The plan calls for attracting investment to the area, supporting businesses and entrepreneurship, and creating and retaining jobs. This is achieved through public investment that supports and attracts private investment, solid partnerships that create change, and civic participation. The plan also provides specific guidance on mixed-use design, streetscape design, transportation facilities and landscape standards for the Ventura/Kings Canyon corridor.

ROOSEVELT COMMUNITY PLAN

In 1992, the City of Fresno adopted the Roosevelt Community Plan. The plan area is named after Roosevelt High School, which is located in the area at

S. Cedar Ave. and E. Tulare Ave. While it is almost three decades old, the plan's goals to support a balanced, revitalized, mixed-use community that celebrates its ethnic and racial diversity are consistent with the current General Plan and zoning direction for the area.

VENTURA/ KINGS CANYON COMPLETE STREETS PLAN

Concurrent with the adoption of the General Plan, a streetscape revitalization strategy was developed with community stakeholders and summarized in the Ventura/ Kings Canyon Complete Streets Plan. This plan is rich with concepts and implementation tools for revitalization of the public realm along the corridor. Since adoption of the plan, the city launched its first High Frequency Transit line, known as "the Q." Together, these past efforts establish a solid groundwork for a multi-modal corridor primed for new development.

CENTRAL SOUTHEAST AREA SPECIFIC PLAN

The Central Southeast Specific Plan will be a long-range planning document that provides a vision for growth and development in the community over the next 20- to 30-years. The Specific Plan will address a wide range of topics, including affordable housing, jobs and economic development, transportation, parks and open space, and a healthy environment. The plan traverses the study area from S. Orange Ave. to S. Peach Ave. It will include recommendations to revitalize key commercial corridors such as the Ventura/ Kings Canyon Corridor. A public review draft was released in April 2021 and includes development concepts for areas along the KCCTOD corridor, such as a senior housing, wellness, and activity center at the former UMC Hospital site and an international shopping and entertainment center at the Asian Village.

THE 'Q' AND TRANSIT-ORIENTED DEVELOPMENT

Over the last 10 years, the City of Fresno has completed planning documents, grant applications and capital improvements to transform the city into one of the region's most attractive communities for private investment. In its first year of full service, the Q generated over 2 million passenger trips and increased ridership across the entire FAX bus system by almost 10 percent. The \$50 million state-of-the-art High Frequency Transit investment has begun to reinvigorate the Blackstone and Ventura/Kings Canyon travel corridors and has set the stage for future Transit-Oriented Development on the parcels along the route - many of which are underutilized and contain significant potential for a mixture of land uses and community amenities.

As ground-breaking as the new service is for the Fresno area, by itself, the Q does not achieve the City's broader TOD goals. While the transit infrastructure provides the "T" in Transit Oriented Development, the next step is to develop a set of systematic road maps, or station area plans, for two specific stations along the Corridor that can be replicated and generally applied to other stations along other the corridors within the city. The station area plans will provide specific guidance and standards for development in the ¼ to ½ mile geographic areas immediately surrounding the transit stations and would help catalyze near-term and longer-term investment in the Corridor. Achieving high-density, mixed-use, walkable development oriented toward the stations will maximize the federal, state, and local investments already



made in the transit system, creating additional demand for this high-quality transit service and helping the City reach its broader goals of building more livable, sustainable, and economically diverse communities.

OTHER RELEVANT DOCUMENTS AND PROJECTS

Other documents and projects that inform the KCCTOD area include the Citywide Development Code, Parks Master Plan, Fresno Active Transportation Plan, Complete Streets Policy, Huntington Blvd. Historic District, Butler/ Willow Specific Plan, and recent and proposed development projects, such as:

- Fresno Unified School District Project on 10th and Ventura
- Fresno Pacific University construction projects
- Las Palmas de Sal Gonzales Apartments
- Fancher Creek Development



03. Demographic & Economic Overview

POPULATION CHARACTERISTICS

The Kings Canyon Corridor has a population of approximately 36,000 residents. Figures 4 and 5 show a summary comparison of demographics in the area alongside citywide figures. The study area's population represents 7% of the City of Fresno's population. While the city's population has been growing at a steady pace, population has declined along the King's Canyon Corridor and is anticipated to have only a modest growth in the coming years (with an additional 249 residents expected by year 2026). People in the area are younger and more diverse than the city as a whole. 72% of residents are Hispanic and almost 12% Asian, with a strong Hmong community evident in businesses and organizations in the area. A strong African American community exists within the Central Southeast area of the city and directly south of the corridor. The population is made up of front-line workers who make significantly less income than the rest of Fresno, with an average household income of \$46,341 per year compared to an average of \$72,605 citywide. In contrast to the entire City of Fresno, over two-thirds of the households in the Corridor are renters.

○ KINGS CANYON CORRIDOR
 ○ FRESNO
 ○ CALIFORNIA

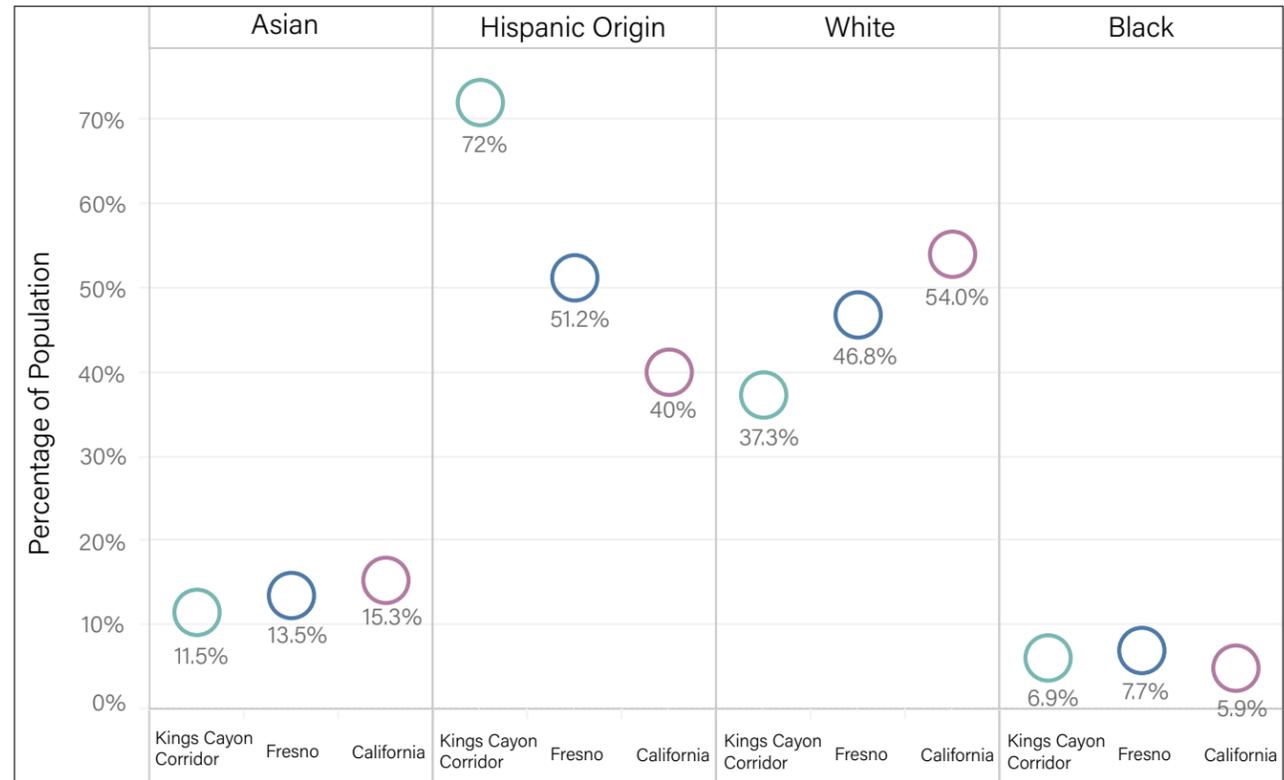


Figure 4: Ethnic & Racial Distribution

EMPLOYMENT CHARACTERISTICS

The corridor is a jobs-center, accounting for 9% of the City's jobs compared with 7% of the City's population. Health Services is the dominant job sector within the corridor, accounting for over 60% of all jobs. It is followed by retail with 17% of the jobs. Figure 6 provides an employment profile of the corridor and Figure 7 shows the locations and types of businesses in the area. Businesses are largely concentrated along the corridor and at key commercial nodes and intersections in the area, such as Kings Canyon and Clovis.



Data Source: Esri

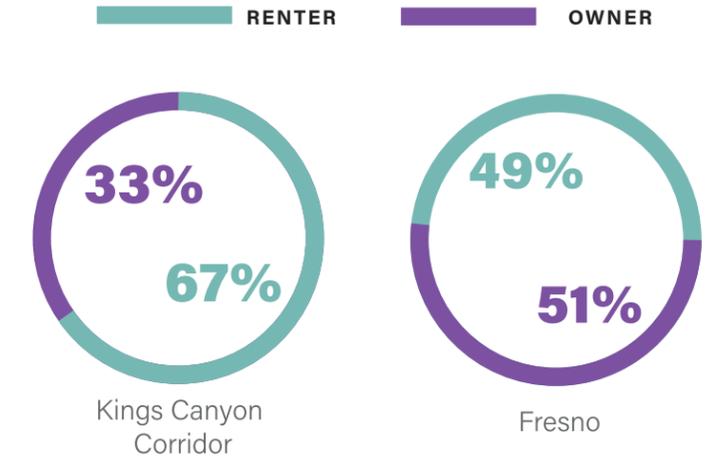


Figure 5: Tenancy
Data Source: Esri

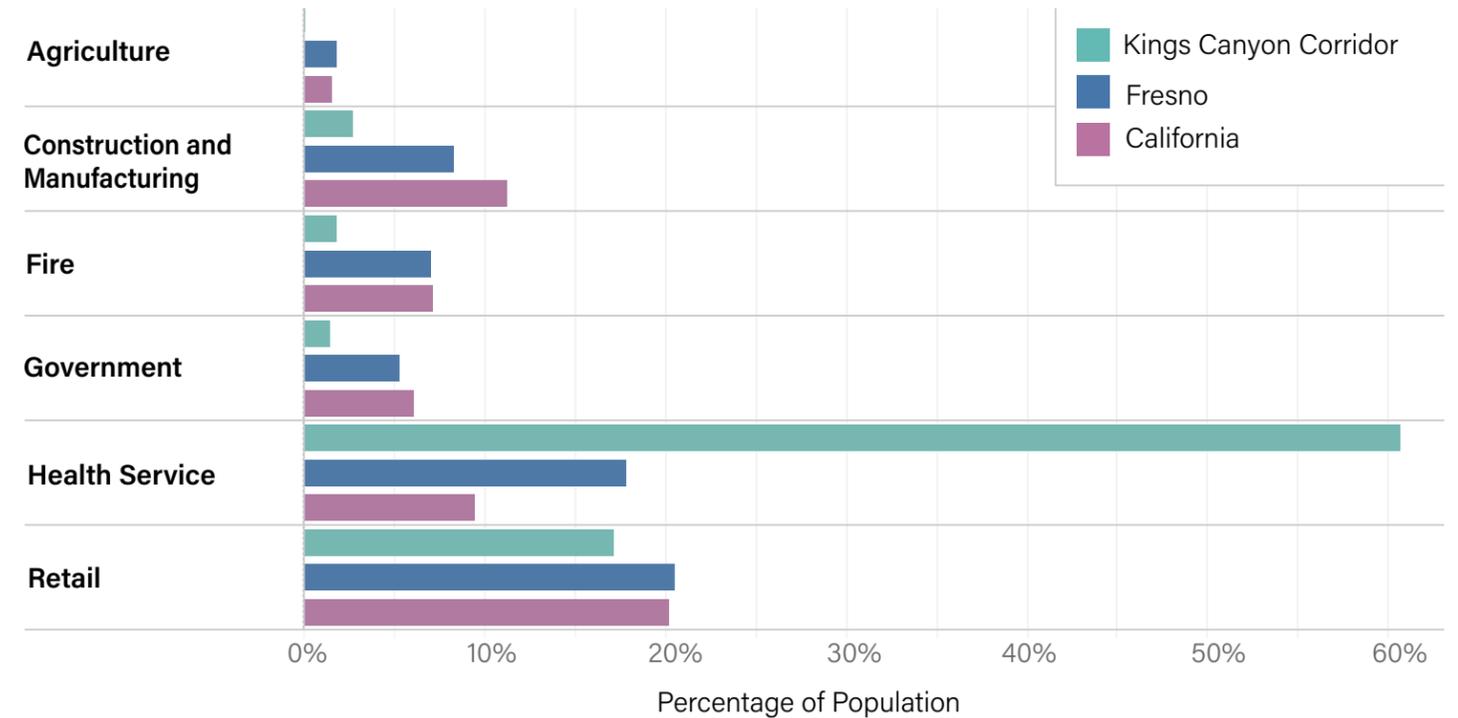
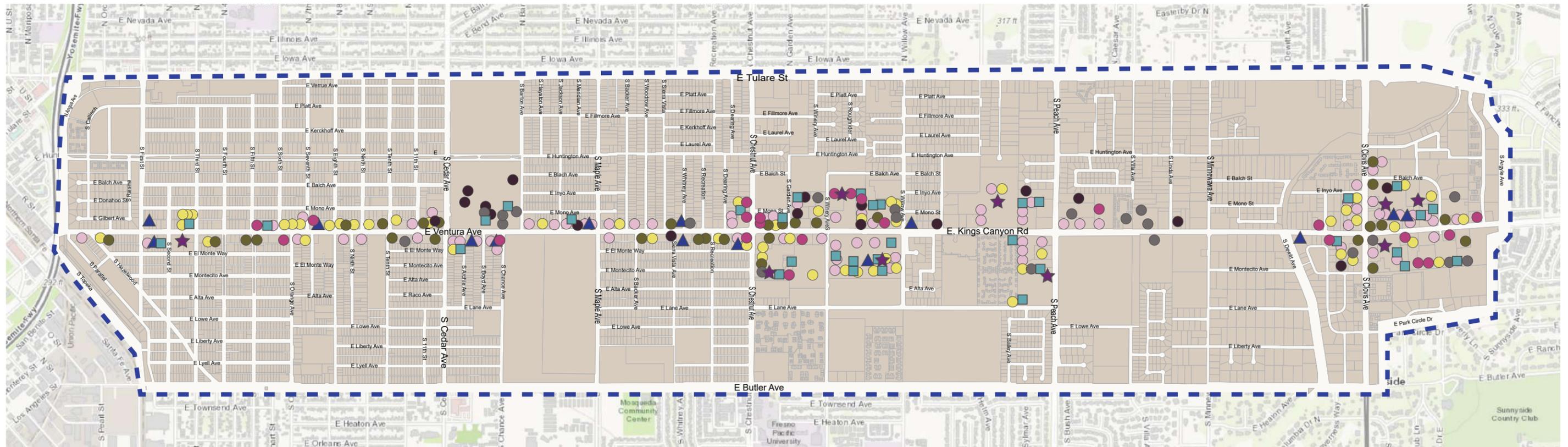


Figure 6: Employment



Data Source: City of Fresno



Figure 7: Businesses

-  Food Services
-  Grocery Store
-  Retail
-  Vehicle Services
-  Medical Care Services
-  Personal Services
-  Other
-  Financial Services



Businesses along the corridor provide a diversity of services and include restaurants, computer and electronics repair, and independent grocery stores.



MULTIFAMILY RESIDENTIAL CONDITIONS

There are approximately 4,691 multifamily residential units within the corridor, which represents 8% of multifamily units throughout Fresno. The highest density of units exists within ½ mile of the Chestnut Avenue “Q” station, followed closely by density surrounding the Willow Ave. station. Rental rates are lower than the citywide average and typically range from \$850 to \$900 per month, with an average unit size of approximately 850 square feet. While the properties are generally older, the vacancy rates generally range within 2% to 4% and do not exceed 4.8%. A majority of multifamily units are 20 years or older with limited residential development in recent years. The most recent project is the development of 135 affordable senior apartments between Willow and Peach Avenues. A significant new development is the 36 new market rate townhomes that are currently under construction on East Butler Avenue between Chester and Willow and scheduled for a 2022 opening.

2.75 M

SQUARE FEET
OF RETAIL

3.1 M

SQUARE FEET
OF OFFICE

850 SF

AVERAGE
UNIT SIZE

RETAIL CONDITIONS

There is approximately 2,755,000 square feet of retail space within the corridor, which accounts for 8% of the City’s total retail space. The highest concentration of retail space is located around the Willow Avenue station, followed closely by the Chestnut Avenue Station. This is very similar to the pattern of concentration of multifamily development. Anchor businesses include Walmart, Home Depot, WinCo Foods, Big 5 Sporting Goods, and a 99 Cent store. On Average, spaces are 30 years old and rents typically range from \$15 to \$20 per square foot on an annual basis. While the retail space is older, most of the space is occupied with the vacancies typically in the 3% range. The two most noted recent events are: 1) the recent sale of Kings Canyon Pavilion and the new owner’s intent to bring in new tenants, including Dutch Bros. Coffee and a fast food chicken restaurant; and 2) the pending new development of a large commercial center north of the Clovis Station. The Kings Canyon Pavilion is located between the Chestnut and Willow Avenue Stations. Brokers noted that Clovis is the most active retail location and is anticipated to continue to dominate new development with the future completion of the large power center. Retail surrounding the western stations of R Street, First Street and 6th Street are largely free-standing stores.

Retail space within the corridor serves a much broader customer base than corridor residents. Sales exceed local demand by \$361 million per year. While there are some categories of leakage, the dominant leakage category is motor vehicles, which is not a likely opportunity for the corridor as the demand is met by dealers located elsewhere in Fresno. The leakage analysis indicates that there may be opportunities for clothing stores, home furnishing stores, and electronics/appliance stores.

OFFICE CONDITIONS

The corridor has approximately 3.1 million square feet of office space, representing 13% of the citywide inventory. Similar to the multifamily residential and retail markets, the corridor’s office space is relatively older than the city average, rents are lower, and vacancy rates are less. The largest concentration of office space on the corridor is located surrounding the R Street station, with over 1.8 million square feet of space, which is consistent with the station’s downtown Fresno location. Major businesses include: Fresno City Hall, the Community Regional Medical Center, the US Citizen and Immigration center, and Fresno County offices. Office rental rates surrounding the R Street station are in the \$18 to \$19 per square foot range and vacancy stands at 4%. New construction includes a 67,000 square foot building completed in 2020 between the R Street and First Street stations at 700 P Street.

While the Willow Street station with 592,000 square feet of space technically has the second highest concentration of office space, 532,000 square feet of its space consists of the Internal Revenue Service Building, which closed in September. Approximately 3,000 employees were located at the IRS building and the future of the building is not known at this time.

The third largest concentration of office space is located around the First Street station, totaling over 400,000 square feet. Office space is limited at the remaining seven stations, ranging from 3,500 square feet around the Cedar Avenue station to 100,000 square feet around the Clovis Avenue Station. Brokers who were interviewed by KMA did not express confidence in the corridor’s ability to capture significant new office space.



A clustering of office space exists on the westernmost end of the corridor.

MARKET CONDITIONS & DEVELOPMENT OPPORTUNITIES

Based on the employment projections prepared by Applied Development Economics for Fresno’s sphere of influence, Keyser Marston Associates (KMA) prepared employment projections for the Kings Canyon Transit Corridor, which are provided in a Summary of Real Estate Conditions and Opportunities Report (See Appendix A for more detail). As shown in the KMA report, it is estimated that an additional 2,791 new jobs will be created within the Corridor by 2035. Health services is the leading sector with an additional 1,595 new jobs, followed by retail trade with 530 new jobs, and transportation/logistics with 127 new jobs. Based on current industry employment densities, this job growth would translate into a need for approximately 550,000 square feet of new non-residential development, led by 168,000 square feet of new space for health services, 167,300 square feet of new retail space, and 80,300 new square feet of logistics space. This, coupled with a high demand for affordable housing and several vacant and underutilized properties in the area indicates that development potential does exist along the Kings Canyon Corridor.

Multifamily Residential

Based on the KMA Report, it is estimated that there is modest opportunity for new residential development, totaling approximately 226 units based on projected population growth. This demand estimate is likely to be understated because it does not account for the consideration that the housing stock is old and, in some cases, in need of replacement. Moreover, given the income levels of residents, there is a tremendous need for new affordable housing to serve existing residents. The highest rental rates on the corridor approximate \$940 per month, or \$1.11 per square foot. These rates are insufficient to support the cost of constructing new market rate units, but they do add value for new affordable developments. The market rate townhomes that are currently under construction are an encouraging sign for the potential to attract new market rate units to the corridor.

Health Services

The corridor has a concentration of health services and this sector is expected to continue to dominate employment within the corridor. There is an opportunity to continue to build this sector with a projected need for 168,000 square feet of new space by 2035. This sector is also well-suited to a robust public transit system.

Retail

Retail space in the corridor serves a much larger market than the local residents within the corridor. However, given the critical mass of retail that is within the corridor, there are opportunities for new development. The employment growth projections indicate a need for over 165,000 square feet of new retail space through 2035. The leakage analysis prepared by KMA indicates opportunities for apparel stores, home furnishings, and appliances. Given recent trends, it is also likely that there are opportunities for incubator restaurant space to support the development of new local, ethnic restaurants.

Logistics

Logistics is a growing market segment throughout California and it represents an opportunity within the Kings Canyon corridor to accommodate the need for distribution space that is close to city centers.

04. Land Use & Zoning

EXISTING LAND USES

Existing land uses in the study area include predominantly commercial uses lining blocks that face the Ventura/Kings Canyon corridor, with General Heavy Commercial uses focused on parcels facing E. Ventura Ave. and Community Commercial (shopping centers) focused along E. Kings Canyon Rd. between Chestnut Ave. and Peach Ave., and east of Clovis Ave. (see Figure 8). A mix of residential uses, from low to high density, encompass the majority of land uses “off the corridor.” Several public facilities are spread throughout the corridor and include schools, parks, libraries, fire stations and the renown Fresno Fairgrounds, among others. See Figure 8 for a breakdown of planned land uses and Figure 9 for a map of existing land uses in the study area.

RESIDENTIAL

Residential-only uses account for a majority of the acres within the study area, covering almost 60% of the total study area. The Fresno General Plan utilizes the following land use classifications to categorize residential development within the city: high density residential, medium high density residential, medium density residential, low density residential, and rural residential.

High Density

High density residential is intended to accommodate attached homes, duplex-to-fourplexes, and apartment buildings is located sporadically throughout the study area, with concentrated parcels located along the center of E. Butler Ave. and the center of E. Kings Canyon Rd.

Medium High Density

Medium high density residential, intended for neighborhoods with a mix of single-family residences, townhomes, garden apartments, and multi-family units, is focused almost exclusively between E. Tulare St and S. Clovis Ave.

Medium Density

Medium density residential, intended for predominantly single-family residential development but also accommodates a mix of housing types, is the majority land use within the study area. A higher concentration of medium density residential land use is found on the west side of the study area.

Medium Low Density

Medium low density residential, intended to provide for single family detached housing, is concentrated on the east side of the area, with dispersions found along E. Huntington Blvd on the west side of the study area due to historic preservation regulations.

Low Density and Rural

Low density and rural residential, intended to provide large lot residential development, is focused in the east area and in county lands.

COMMERCIAL

Commercial land use accounts for approximately 322 acres or 14% of the total study area and contains general heavy commercial, neighborhood commercial, community commercial, and office commercial within the study boundary. E. Ventura Ave corridor consists of a variety of restaurants, auto-oriented stores, and shops while E. Kings Canyon Rd corridor holds community commercial buildings like the County of Fresno and other government buildings. The intersection of S. Clovis Ave and E. Kings Canyon Rd includes commercial businesses serving personal and automobile convenience uses, such as gas stations, banks, drugstores, and automobile repair shops.

OPEN SPACE AND COMMUNITY PARKS

Open space and community park use accounts for approximately 109 acres or almost 5% of the total study area. The study area has four parks, with just one park (Holmes Park) located in the western side of the area. Pilibos Soccer Park, Trolley Creek Park, and Sunnyside Park are all located east of Chestnut Ave. and within close proximity to one another (less than one mile distance). Additional parks and recreational fields in the study area are associated with schools (see map of Public Facilities - Figure 10).

PUBLIC FACILITIES

The study area and its immediate surroundings is well served with schools, including ten elementary schools, two middle schools, and three high schools. Fresno Pacific University establishes a strong presence in the area with _ students commuting in and out of the area every day. In addition, the area has three fire stations. Fire station 4 and 8 are located in the western area of the corridor and are more than 60 years old. Station 4 handles a large volume of calls and station 8 serves the Fresno Fairgrounds and Fresno Pacific University, among other areas. Fire Station 15 is located in the eastern part of the corridor, is relatively new (2005), and serves the Sunnyside community by providing both fire protection to residents and hosting community meetings.

As noted under Existing Land Uses above, the study area has four parks and recreation facilities associated with the existing schools. Other parks just outside the study area include the skate park and recreation fields associated with the Mosqueda Branch Library. The area has a second library, the Sunnyside Branch Library located at Clovis Ave. There are no post offices within the study area, but a post office just north of Tulare Ave. at Clovis Ave. serves the east area of the corridor. The Fresno Fairgrounds (while not a city facility) attracts a wider public use and maintains a strong presence on the corridor.

VACANT PROPERTIES

Several noticeable vacant parcels exist in the study area (see Figure 9). These include properties facing the Ventura/ Kings Canyon corridor and several large parcels in the eastern area, north of Kings Canyon. Vacant parcels range in size from less than 10,000 square feet to greater than 10 acres.

A few existing buildings that are vacant and no longer in use also dot the corridor, most noticeably the former UMC/ County Hospital and Department of Behavioral Health and Social Services campus, located at Cedar Ave. and Kings Canyon Rd. As the city expanded outward, this part of the city experienced disinvestment, resulting in a high vacancy rate and vacant lots along the corridor.

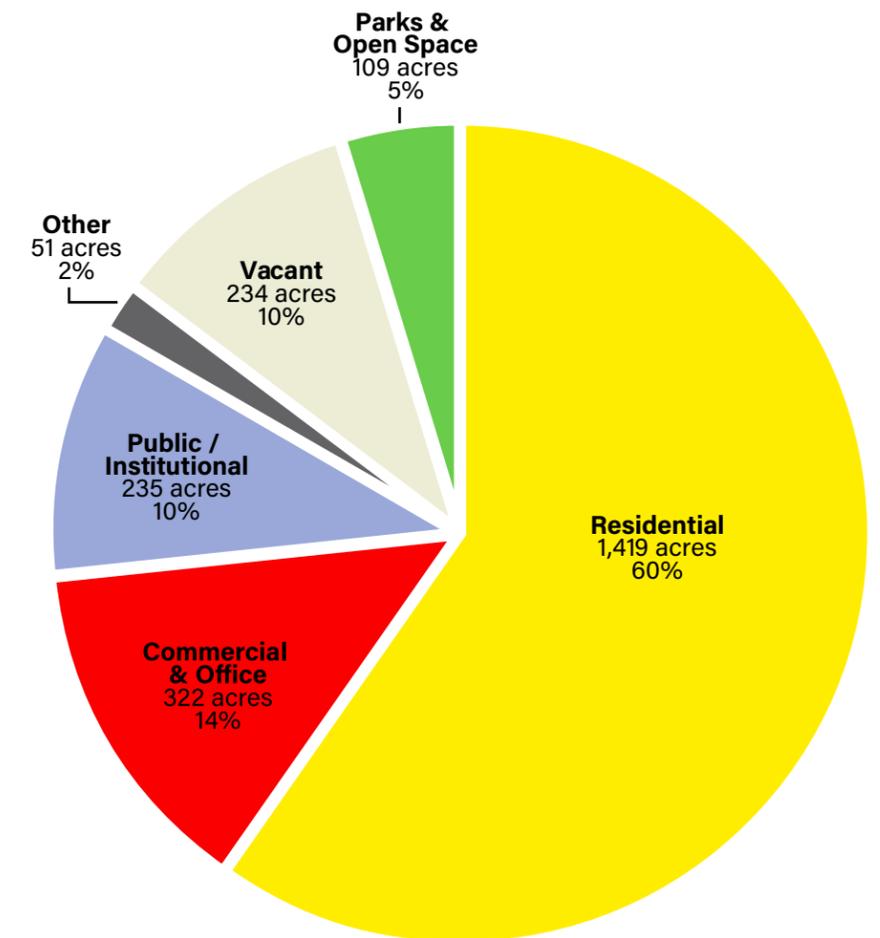


Figure 8: Planned Land Use Distribution

Data Source: City of Fresno



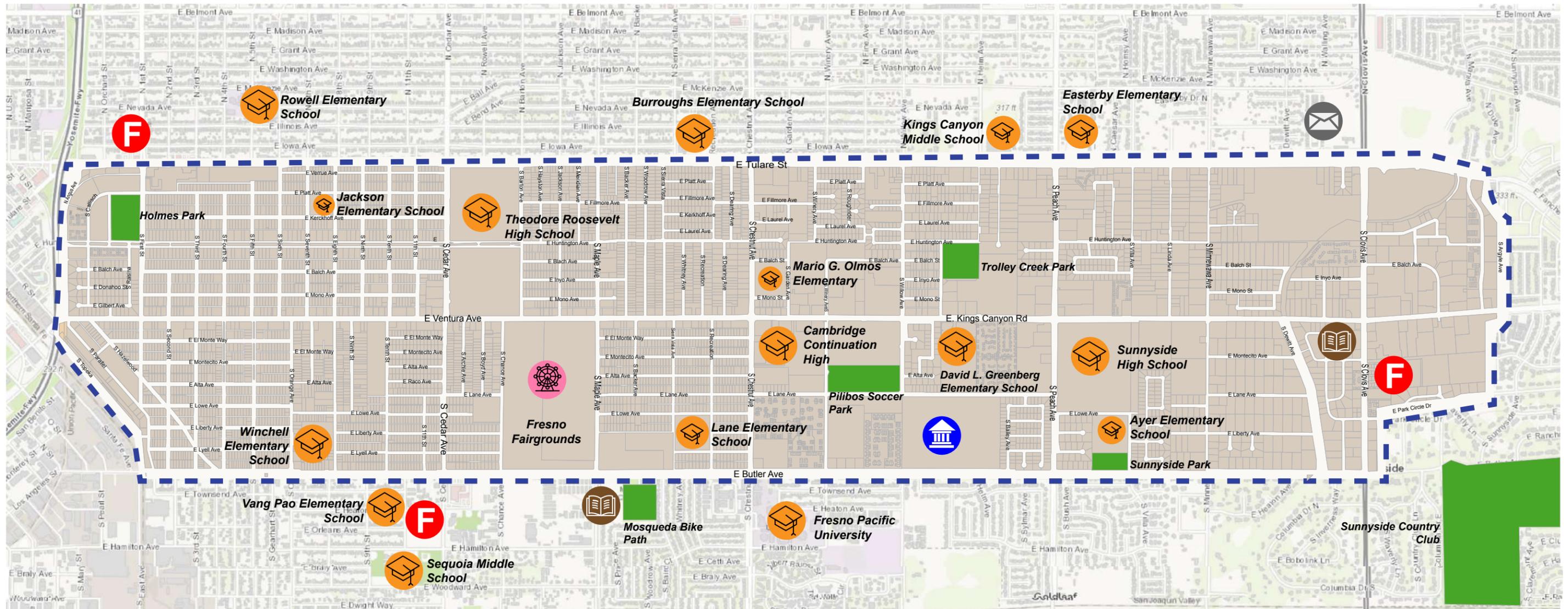


Figure 10: Existing Public Facilities

Data Source: Google Maps, Retrieved January 2022



ADOPTED ZONING

RESIDENTIAL

The study area contains two types of residential zones in accordance with the Fresno Zoning Ordinance Codes (see Figure 11). They are Residential Single-Family (RS) and Residential Multi-Family (RM). RS designations within the study area include RS-2, RS-3, RS-4, and RS-5. RS-2 designates single-family zoning with very low density, allowing for 1 family dwelling unit per lot. RS-3 designates single-family zoning with low density and allows for 1 to 3.5 housing units per acre. RS-4 permits single-family medium density zoning, with 3.5 to 6 units per acre allowed. RS-5 permits single-family medium density, with 5 to 12 units allowed per acre.

There are two RM designation zones within the study boundary: RM-1 and RM-2. RM-1 is residential multi-family zoning with medium high density allowing 12 to 16 units per acre. RM-2 is residential multi-family zoning, urban neighborhood density, which allows 16 to 30 units per acre, the most dense zone within the study boundary.

COMMERCIAL

There are two specifically zoned commercial types in the study area: Office (O) and Commercial Community zones (CC). Office zones have a maximum FAR of 2.0 and are designated to be mainly intended for administrative, financial, business, professional, medical, and public offices. Commercial community zones permit commercial businesses that serve community needs and benefits, such as grocery stores, gas stations, and drugstores.

MIXED-USE

Mixed-use designations are based on commercial uses and require a residential or upper-floor office component. There are two types of mixed-use zoning designations in the study area: Corridor/Center Mixed-Use (CMX) and Neighborhood Mixed-Use (NMX).

Currently zoned along the east side of the study area along E. Kings Canyon Rd, Corridor/Center Mixed-Use zoning is intended to allow for horizontal and vertical mixed-use development with ground-floor retail, upper-floor residential or office use, and personal or business or institutional spaces as supportive uses. Residential densities range between 16 and 30 units per acre with a minimum 40% residential uses and the maximum FAR is 1.5.

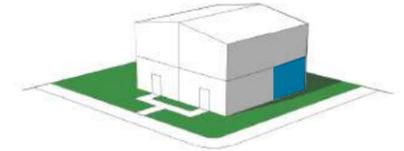
Neighborhood Mixed-Use is zoned along the east side of the study area, specifically along the east of E. Ventura Ave. This designation allows for a minimum of 50% residential uses and permits local-serving, pedestrian-oriented commercial development. Automobile-oriented uses are not permitted, with an emphasis on having a built form be sale and character that is consistent with pedestrian-oriented clientele. Residential densities range between 12 and 16 units per acre and the maximum FAR is 1.5.

COMMON MULTI-FAMILY RESIDENTIAL BUILDINGS

The following represent common multi-family residential building types that either exist in the study area or may be developed within the range of housing densities currently allowed by the zoning for the study area.

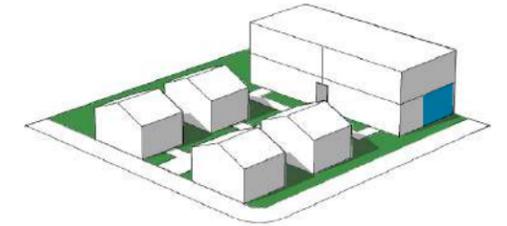
MULTI-PLEX

Two to eight walk-up units within a single building of a scale and architecture that matches a large single-family home or grouping of homes. Parking is often provided off a shared driveway and garage.



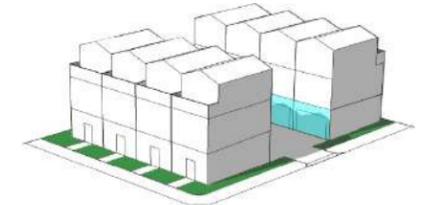
BUNGALOW COURT

A grouping of four to twelve small, walk-up "bungalow-style" units clustered around a shared entry court. Parking is provided off an alley or side driveway and each unit typically has its own patio/entry porch.



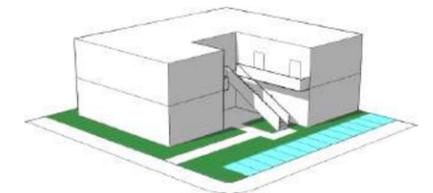
ROWHOME/TOWNHOME

A row of homes grouped side by side with shared demising walls. Parking is provided off an alley or side driveway in individual garages. Typically three stories, with the entry and garage on the first floor, living space on the second floor and sleeping areas on the third floor.



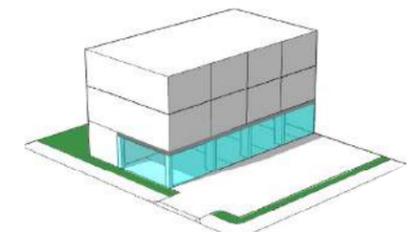
WALK-UP

Two to three story apartment buildings served by shared corridors and stairs in clusters of four to eight units. Parking is provided primarily on surface lots and with some individual garage bays. Only possible on larger sites.



TUCK-UNDER

Stacked flats/ apartments with open parking tucked under the residential units on the rear of the site, typically off a shared driveway.



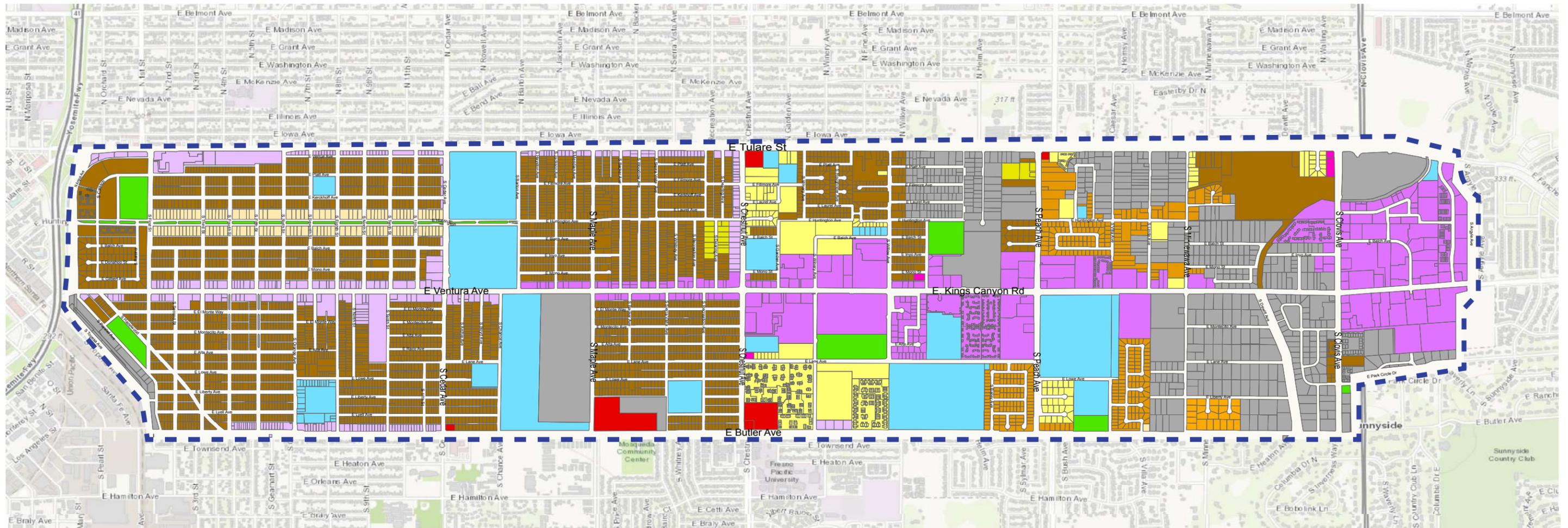


Figure 11: Existing Zoning

Data Source: City of Fresno



- | | | |
|---|--|---|
|  RS-3 Residential Single-Family, Very Low Density |  CMX - Corridor/Center Mixed Use |  Other |
|  RS-2 Residential Single-Family, Low Density |  NMX - Neighborhood Mixed Use |  Study Boundary |
|  RS-4 Residential Single-Family, Medium Low Density |  PI - Public and Institutional | |
|  RS-5 Residential Single-Family, Medium Density |  PR - Parks and Recreation | |
|  RM-1 Residential Multi-Family, Medium High Density |  CC - Commercial Community | |
|  RM-2 Residential Multi-Family, Urban Neighborhood |  O - Office | |



05. Mobility

A Transit Benefits Assessment was prepared by CR Associates and is appended to this report (See Appendix B for more details). The assessment included analysis of the nine 'Q' Line stations in the study area against five transit orientation indicators / metrics to indicate the transit-supportiveness of the station areas. Each station area was ranked and the top scoring station areas identified. This analysis will be used in identification of two station areas for further development.

WALKABILITY & TRANSIT ACCESS

The study area contains nine 'Q' Line transit stations located approximately 1/2 mile apart, with the westernmost station at R Street and the easternmost station at Clovis Ave. Figure 12 illustrates 1/2 mile network travelsheds for the corridor. A travelshed is a term used to represent the area an individual can easily walk or bike to reach a transit stop. Blue dots on the map identify each station and blue circles on the map show a 1/2 mile radius from each station. To approximate the comfort of the pedestrian and bicycling environment, all the roads within a half-mile of Route Q stations in the study area were assessed for safety and comfort of the roadway environment and a travelshed was mapped showing the true connectivity and transit access of the area. As evident in the map, most station areas provide for adequate connectivity with noticeable gaps in access around the Fresno Fairgrounds, between the Peach and Clovis Ave. stations, and in areas east of Clovis Ave.

SAFETY

While physical access and connectivity exist along the corridor, the street environment for pedestrians and cyclists lacks the safety and quality associated with transit-oriented development. Figure 13 shows pedestrian and bicycle collisions within 1/4 mile of each 'Q' Line station for the period between 2014 and 2018. A significant number of collisions are evident in the area surrounding the Chestnut station. This area is also an area with a high concentration of population along the corridor. Posted speed limits along Ventura/ Kings Canyon range from 35 to 45 miles per hour, however actual speeds can approach 60 miles an hour as the corridor is frequently used for pass-through traffic.

More can be done to improve the walking environment. Driveways providing access to retail centers, automotive repair shops, strip commercial centers and single-family homes impede the flow of pedestrian movement on sidewalks and create multiple collision points between automobiles and pedestrians. A lack of north-south connections in the eastern areas of the corridor push pedestrian crossings to the 1/2-mile streets, where much of the highest-speed automobile traffic exists. And while the transit stations offer shelters and seating, the corridor generally lacks shaded areas to protect pedestrians from heat. Painted bicycle lanes exist in some but not all segments of the corridor, and they can be often difficult to see.

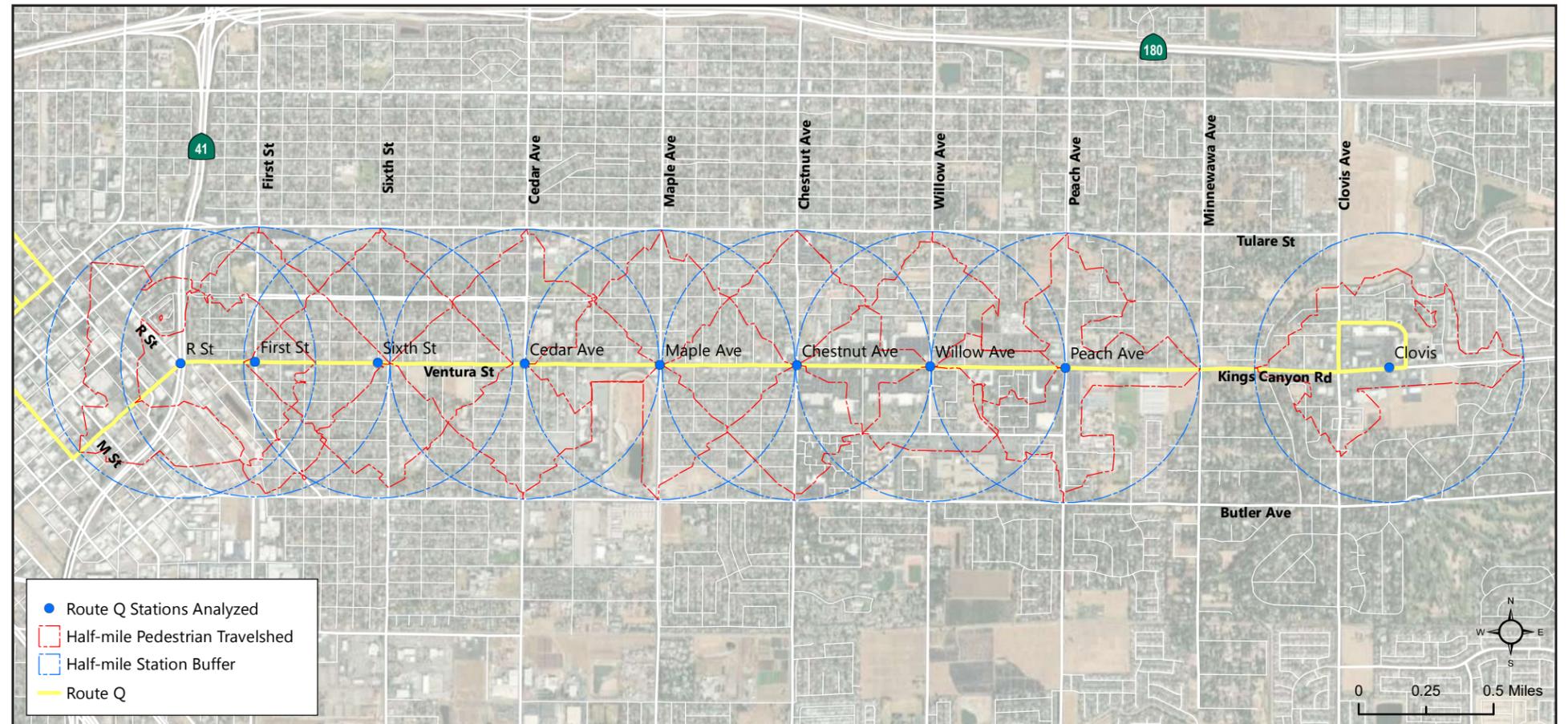


Figure 12: 1/2 Mile "Travelshed"

Data Source: US Census LEHD OnTheMap (2019 data)

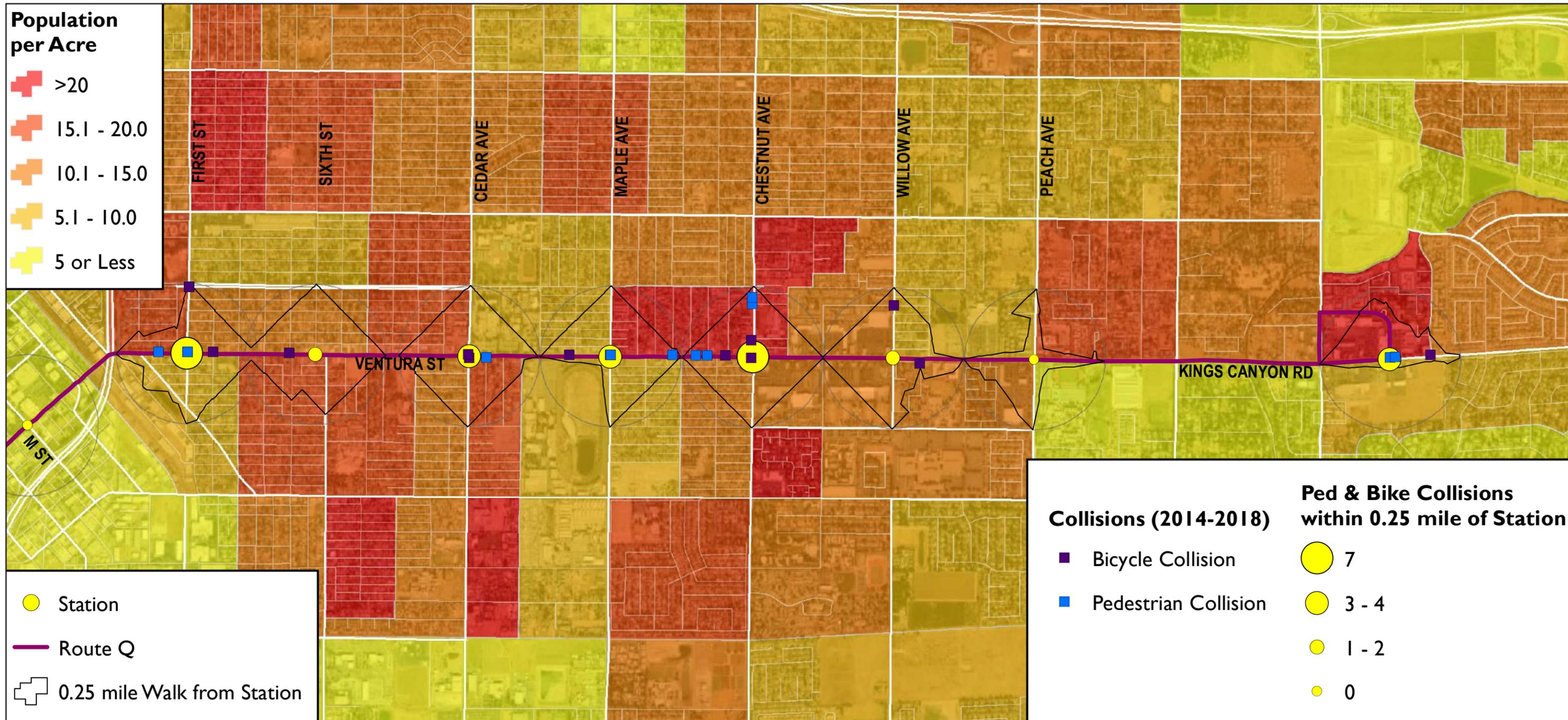


Figure 13: Pedestrian and Bicycle Collisions

Data Source: US Census LEHD OnTheMap (2019 data)



06. Urban Form

WEST / EAST

The portion of the corridor to the west of Chestnut Avenue is older and includes smaller lots with both residential and commercial buildings that are located adjacent to the sidewalk and address the street. This existing positive street frontage is an ideal condition for transit corridors. This portion of the Corridor is planned for Neighborhood Mixed-Use (NMX) land use and is expected to evolve over time as a traditional “Main Street” environment with active storefronts, outdoor seating, and pedestrian oriented design at a neighborhood scale (maximum 40 feet in height). Future development is expected to include ground-floor neighborhood retail uses and upper-level housing or offices, with a mix of small lot-single family houses, townhomes, and multi-family dwelling units on side streets, in a horizontal or vertical mixed use-orientation.

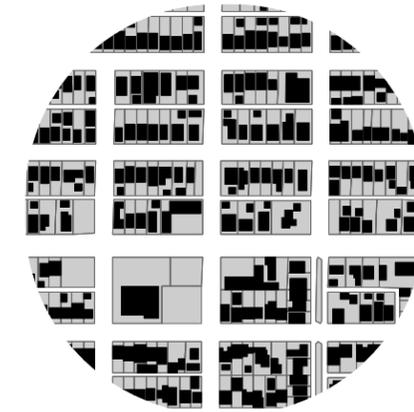
In contrast to the west area, the Corridor to the east of Chestnut Avenue is newer and has larger lots and strip mall type shopping centers designed for the auto, with large parking lots addressing the street and retail buildings located at the back of the lots. This portion of the Corridor is planned Corridor/Center Mixed-Use (CMX), which permits taller (up to 60 feet) and more intense development than the NMX designation and is expected to evolve over time into vibrant, highly walkable corridor with broad, pedestrian-friendly sidewalks, trees, landscaping, and local-serving uses with new buildings that step down in relationship to the scale and character of adjacent neighborhoods. The CMX designation allows horizontal or vertical mixed-use development along this newer portion of the corridor where additional height and density can be easily accommodated. Ground-floor retail and upper-floor

residential or offices are the primary uses, with residential uses, personal and business services, and public and institutional space as supportive uses. This development will help facilitate the transformation of transportation corridors into vibrant, highly walkable areas.

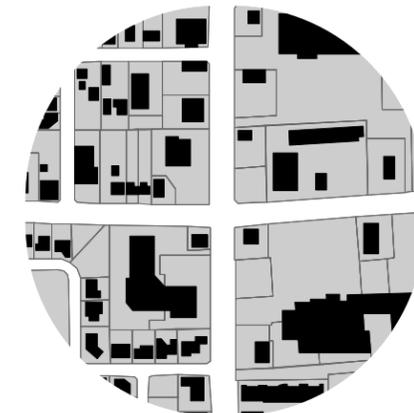
BLOCK AND LOT PATTERNS

A noticeable distinction between the west and east sides of the corridor also exists when examining block and lot patterns in the study area (see Figure 14 below). Blocks in the western half of the study area follow a traditional neighborhood development pattern, with a continuous and connected street grid, that with few exceptions (such as with schools and the Fresno Fairgrounds) results in compact, walkable blocks ranging in size from approximately 300 feet by 400 to 600 feet or more in length. A majority of blocks orient in the east-west direction, providing good opportunities for positive frontage on the corridor. Many blocks in the western area have alleys. This allows for commercial and mixed-use development to be separated from properties immediately behind the corridor, making a smoother transition to residential neighborhoods located away from the corridor.

By contrast, blocks in the areas east of Chestnut are formed by a discontinuous street network with cul-de-sacs, dead ends, and fewer connecting streets. The east side of the study area exhibits a greater reliance on half-mile streets for primary circulation and access throughout the area. Blocks are irregular in size, larger, and orient both north-south and east-west. Only a handful of blocks have alleys. This area accommodates large-scale development on large parcels.



Western Blocks display a more consistent street grid with a compact pattern of development.



Eastern Blocks display a more irregular street grid with a dispersed pattern of development.

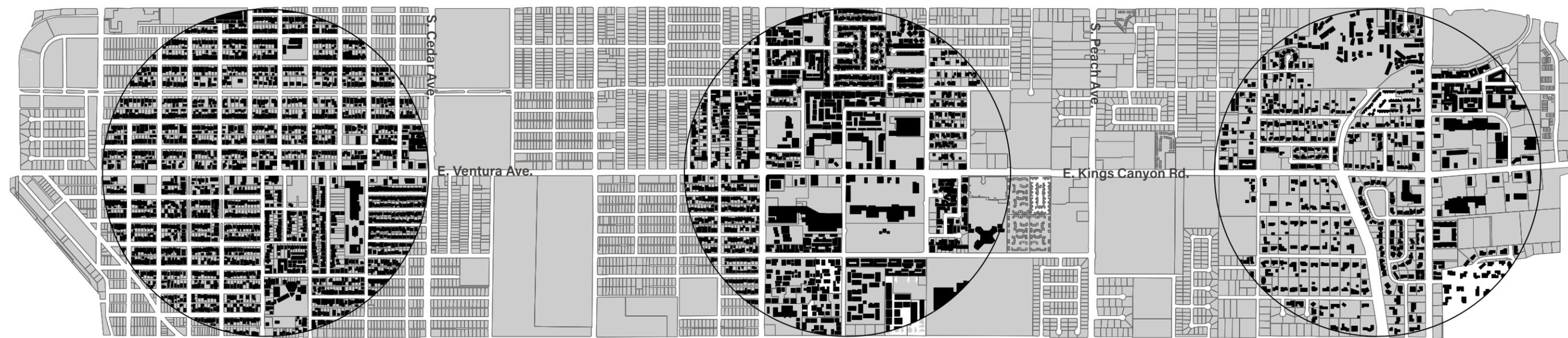


Figure 14: Figure Ground Map - Block and Lot Patterns



LOT SIZE

Related to block patterns is the corresponding size of lots in the area. Most of the study area is composed of small lots, less than one acre in size. This is especially evident in the western side of the study area, which contains lots as small as 2000 square feet or less in size. However, the study area does contain some large lots (greater than 20 acres in size). Except for the Fresno Fairgrounds, Roosevelt High School, and the County Hospital complex, most large lots are located east of Chestnut Ave. (see Parcel Size Map - Figure 15 below). These observations indicate that a range of development opportunities exist across the corridor, but that a majority of development will be small-scale, infill development that fills gaps along the corridor.

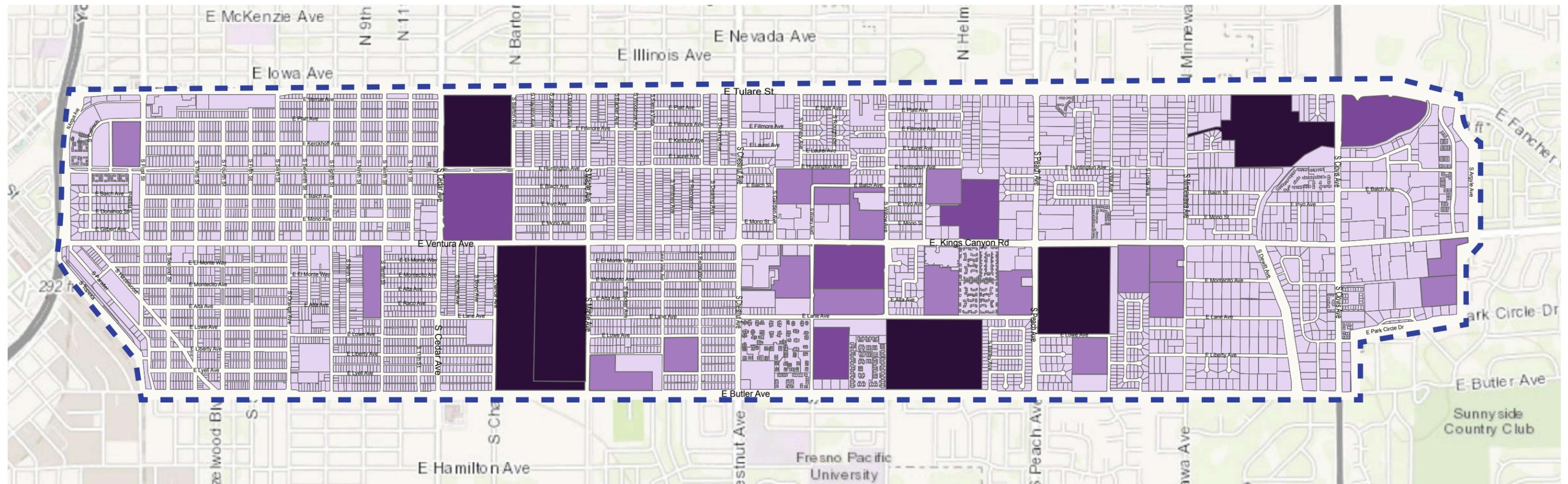
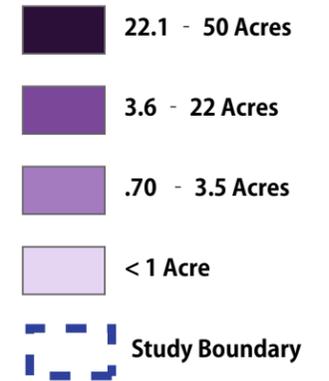


Figure 15: Lot Size

Data Source: City of Fresno



STREETSCAPE

Mobility conditions across the corridor are elaborated upon in the Mobility Conditions Section of this report. Because streetscape design impacts placemaking and informs development opportunities across the study area, this section highlights some of the defining streetscape design elements that exist across the corridor today. As with block patterns, here too streetscape design varies from west to east, with distinct patterns and elements that result in varying conditions across the corridor. On the west side, Ventura Ave. maintains a 100-foot right-of-way until Cedar Ave., where it transitions to Kings Canyon Ave. and a slightly larger right-of-way (approx. 103'). The street provides for two lanes of two-way traffic with a center median and left turn lane, parallel parking and bicycle lane on each side of the street. Sidewalks measure seven feet in width and are provided contiguous to (next to) the curb with few (if any) street trees.

The westernmost five to six blocks of the corridor developed with single-family homes that face the street and are set back from the street approximately 15 feet (see Figure 16). A few stores dot this area and are set back from the corridor with parking lots that face the street (such as the Ventura Market). Starting at 5th St. and east to Chestnut Ave., the corridor turns predominantly to commercial uses and assumes a somewhat "Main Street" character, with a clustering of buildings that sit right at the property line and help define a hard street edge or "street wall" (see Figure 17). Here opportunities exist for TOD development to "fill in the gaps" in that street edge and provide a continuous, activated frontage.

East of Chestnut Ave., the increased number of street trees, wider sidewalks, more landscaped medians, and expansive landscaped setbacks associated with "big box" development at the commercial shopping centers marks a perceivable difference in the streetscape character of the corridor from the western segments (see Figures 18 and 19). Starting at Willow Ave., sidewalk areas widen, and we begin to see more non-contiguous sidewalks (sidewalks separated from the street curb by landscaped strips). This area also includes a three-block segment of the corridor with rows of densely spaced palm trees that provide a distinct sense of place along the corridor. At Peach Ave. the right-of-way grows to as much as 123 feet in width, with as much as three travel lanes, two left turn lanes and one dedicated right turn lane on the westbound leg of the street at the intersection with Peach Ave. (see Figure 18). The wider street right-of-way, combined with greater landscape setbacks facing the corridor and development that sets back tens to hundreds of feet back from the street reinforce the auto-dominated nature of the corridor on the east side of the study area. Here, new development will need to dramatically change its relationship with Kings Canyon Rd. to fulfill the General Plan's goals for a walkable, mixed-use corridor that connects development with transit.

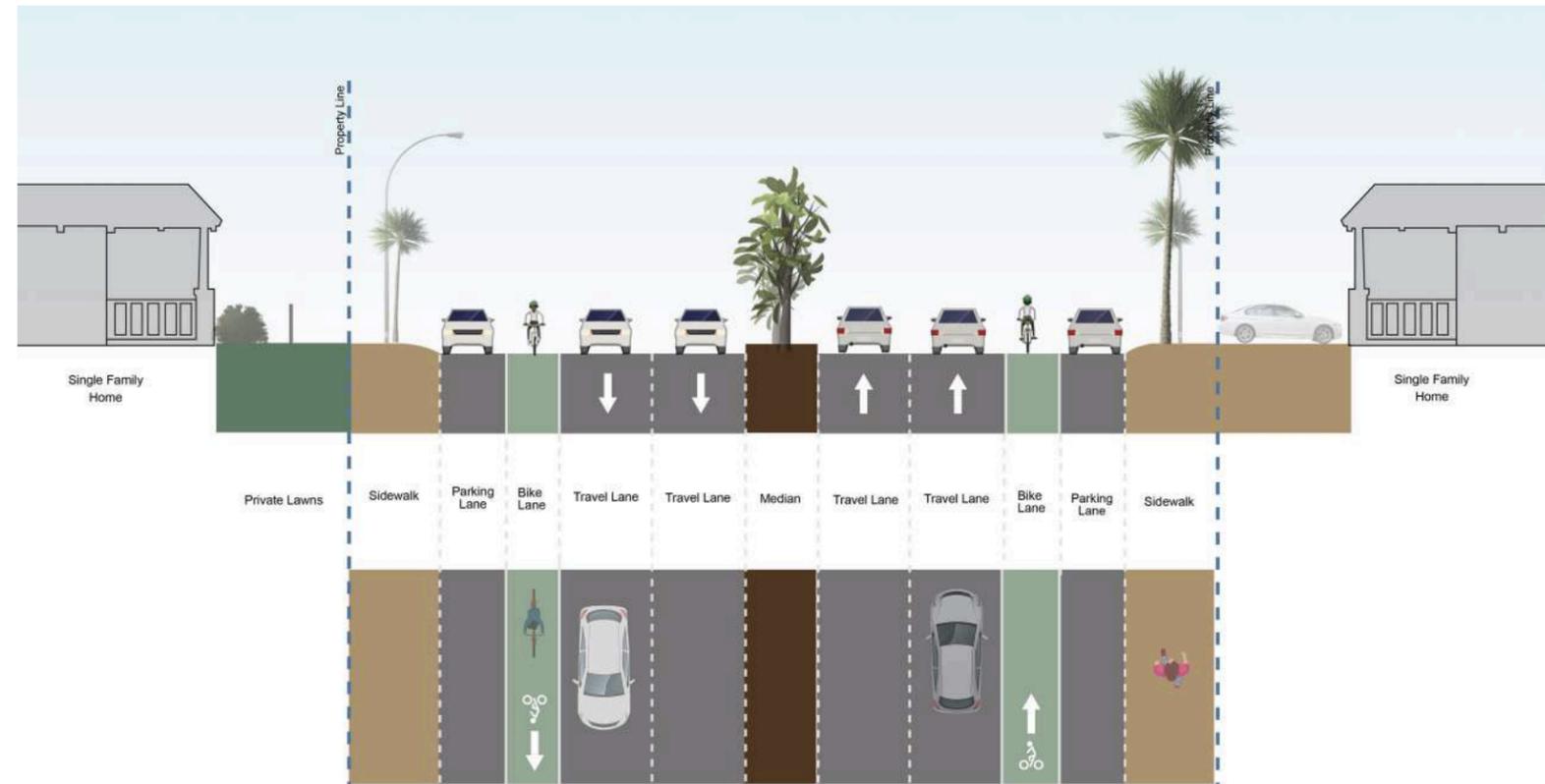


Figure 16: Existing Street Section - E. Ventura Ave. @ 1st St.

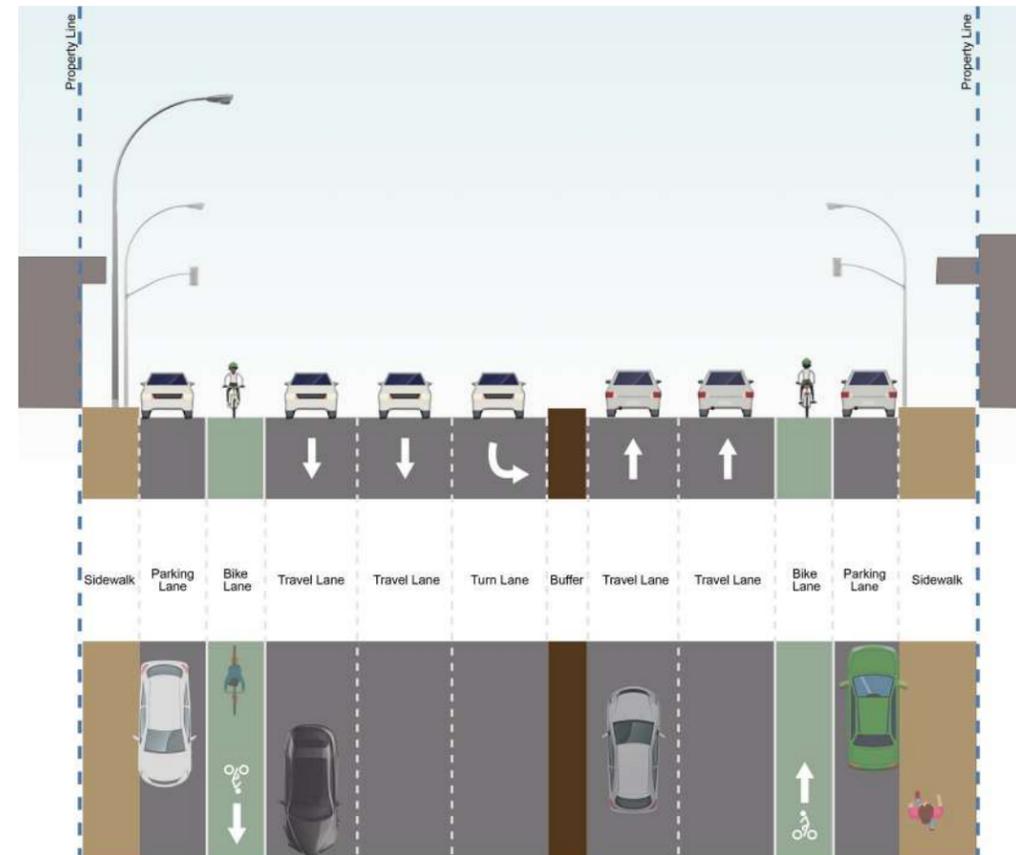


Figure 17: Existing Street Section - E. Ventura Ave. @ S. Orange Ave.





Figure 18: Existing Street Section - E. Kings Canyon Rd. @ S. Peach Ave.

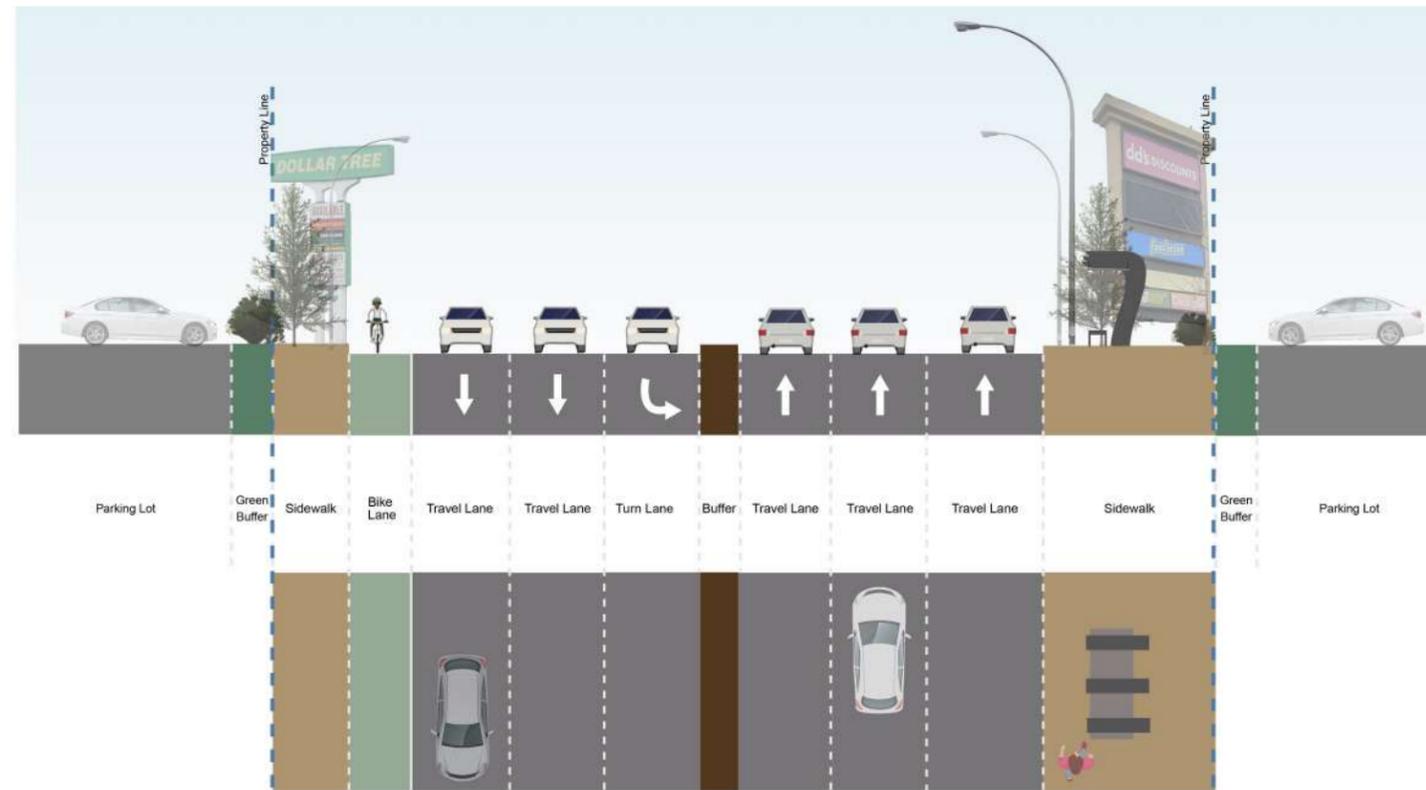
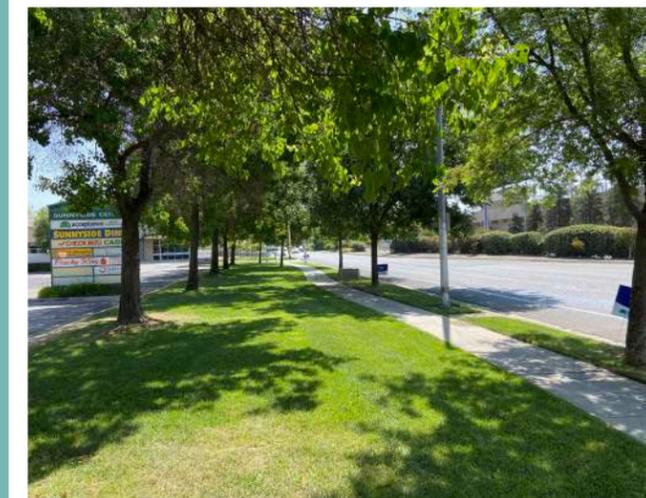


Figure 19: Existing Street Section - E. Kings Canyon Rd. @ S.Clovis Ave.



BUILDING TYPES

The study area houses a diversity of buildings representing a range of uses, from residential single-family to apartments, libraries, churches, walk-up retail, commercial shopping centers, medical office, and light industrial uses (such as auto repair shops and electronic repair shops), among others. The following represent the most prevalent building types in the study area:

- ① SINGLE-FAMILY RESIDENTIAL
- ② MULTI-FAMILY RESIDENTIAL
- ③ STOREFRONT COMMERCIAL
- ④ STRIP COMMERCIAL
- ⑤ SHOPPING CENTERS
- ⑥ REPAIR SHOPS
- ⑦ MEDICAL OFFICES
- ⑧ SCHOOLS
- ⑨ CHURCHES, LIBRARIES, FIRE STATIONS & OTHER PUBLIC BUILDINGS



07. Site Feasibility

SITE ANALYSIS

Site analysis helps us evaluate the prevalent site features that exist along the corridor today. Multiple sites exhibit a range of characteristics, underlying zoning and physical constraints and opportunities. Site analysis helps us uncover and evaluate these features when considering development potential. The following are some of the key defining elements of sites on the Ventura/Kings Canyon Corridor.

LOT SIZE

Lot and block patterns vary across the corridor (see Section 6 above). Most of the plan area consists of single family lots that range from as small as 2,000 square feet to as large as over 20,000 square feet. Multifamily and commercial buildings typically have larger lot sizes and building footprints and are mostly clustered around the Chestnut and Clovis Ave. intersections. Multifamily and commercial lot sizes range significantly, from as smaller as 7,000 square feet or smaller on the low end to more than 20 acres on the high end, depending on land use and location. The Fresno Fair, UMC Medical Complex and Fresno Pacific University encompass larger campuses and have a major presence within the plan area.

Lot size matters when considering the feasibility of urban infill and mixed-use development because lot width may affect street frontage and access to the site, lot depth impacts parking formats, and lot size influences access to natural light, ventilation, and views from inhabited spaces. Several blocks along the corridor have commercial and industrial buildings on large corner lots. These lots tend to be larger than the single-family lots in the area and the location on the corner provides greater opportunity for development, giving these properties two frontages and therefore greater access and flexibility in building layout and design.

ACCESS

In general, development sites on the corridor offer good pedestrian and vehicle access. A compact grid network of streets and blocks - combined with alleys - facilitate access to and through blocks and lots. As they redevelop, larger sites (greater than 1 acre) may require new roadways, private drives, and circulation paths to provide access to residential units, businesses, parking, and other internal areas of the site. This may be especially important on the eastern side of the corridor, where fewer connecting roads exist through blocks.

PARKING

Parking often drives development capacity on a site. Lot dimensions may facilitate or impede an efficient accommodation of parking on a site. Where sites have alley access, this facilitates parking access and may reduce the need for drive aisles and driveways, making parking layouts more efficient. Deep lots also enable parking to be located above-ground, located toward the rear of the lot. With enough lot depth, parking may be wrapped in the front with active spaces, creating a more engaging street presence.

ADJACENCIES

Development sites where proximity to adjacent uses and existing site elements result in potential impacts may require alleviating measures through site design, building design features, and construction to address the impacts. For example, sites near Highway 41 or existing automotive repair shops may require additional sound attenuation measures and enhanced mechanical ventilation to meet building code standards and control for contaminants. Sites adjacent to single-family buildings may require transitions from new development to single-family with upper story stepbacks and landscape screening, for example.

STORMWATER DRAINAGE

Stormwater drainage can also influence the feasibility of development, where based on existing site conditions and drainage conditions, significant areas of a site may be required for storm drain basins and planters. These requirements must be factored in to development calculations for every site.

Figure 20 to the right identifies prevalent site features and corresponding opportunities and constraints to consider for development in the community.

SITE FEATURE	OPPORTUNITIES	CONSTRAINTS
Lot Size	Deep lots provide opportunity for parking to be tucked behind active uses of the development fronting the street. Corner lots maximize frontage and facilitate access. Wide lots facilitate housing with dwelling units facing interior common open space and natural light and ventilation.	Small lots (less than 10,000 square feet) constrain multi-family and mixed-use development and may impede efficient layouts for parking and dwelling units. Large lots (greater than 1 acre) may require additional access drives and roadways to facilitate circulation and access through the site. The prevalence of small lots in the study area may require lot assembly, which can make new development costly and requires time.
Access and Parking	A street grid and compact blocks, combined with alleys, make the area accessible and well-connected. Parking access from alleys reduces the need for access aisles and provides design efficiencies.	Small and narrow lots constrain parking and may restrict access to vehicles, pedestrians, light, air and open space opportunities. Blocks without alley access may require a consolidation of lots or easements between adjacent parcels.
Adjacencies	The mix of land uses in the area facilitate an active, 24/7 community that offers a range of neighborhood amenities within walking distance.	Sites near single-family, industrial and automotive uses may require design and construction measures to facilitate compatibility with adjacent uses.
Stormwater Drainage	Soils in Fresno provide good infiltration.	Some sites may require a significant portion of the site be set aside for stormwater management.
Infrastructure	As an existing urbanized community, basic infrastructure such as roads, utilities and neighborhood services already exist in the area.	Evaluation of impacts to water and sewer capacity in the area should be considered. Future needs related to parks, schools, libraries and other services should also be considered.

Figure 20: Site Features, Opportunities, and Constraints





KEYSER MARSTON ASSOCIATES

SUMMARY OF REAL ESTATE CONDITIONS AND OPPORTUNITIES KINGS CANYON TOD CONNECTIVITY PLAN

Prepared by
Keyser Marston Associates, Inc.

Prepared for
CityThinkers

December 23, 2021

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A. Introduction

This market assessment has been undertaken by Keyser Marston Associates, Inc. (KMA) to understand the current real estate market along the 5 square mile Kings Canyon Transit corridor and to identify potential development opportunities. KMA has evaluated the real estate market along the Kings Canyon Corridor and within a ½ mile radius of each of the nine (9) stations. The ½ mile radius has been selected to align with the transit analysis prepared by Chen Ryan.

The market analysis includes an assessment of the following:

- population and employment trends and projections,
- projected new development required to meet employment projections through year 2035 throughout the City of Fresno and the Kings Canyon corridor,
- current multi-family, retail, and office market conditions,
- current retail leakage and surplus categories;
- the existence of vacant or underutilized parcels that may be available for future development, and insights provided by brokers who are active in the market area.

B. Population and Employment

1. *City of Fresno*

As detailed in Table 1, the City of Fresno has approximately 535,000 residents. Fresno's population grew approximately 7.8% over the past decade, which exceeded the growth rate of the State of California. The City's population is expected to continue to grow and outpace the growth rate of the state. By 2035, the city's population is anticipated to reach 579,000, which represents an 8% increase over the current population¹. The average household income is \$72,600, which is approximately 64% of the statewide average. 86% of the City's households are homeowners, which is significantly higher than the state-wide average of 56%. The City's employment base exceeds 236,000, with the retail sector being the largest employment sector at 20.5%, followed by health services at 17.8%.

2. *Kings Canyon Transit Corridor*

There are approximately 36,000 residents within the Corridor, which represents 7% of the City of Fresno's population. While the City's population has been growing relatively rapidly, the Corridor's population has declined since 2010. The decline is anticipated to reverse but the population is expected to increase slowly, with an additional 249 residents expected by year 2026 and a total population of 36,433 by year 3035.² The population is significantly less affluent than the rest of Fresno, with an average household income of \$46,341 per year. In

¹ Please see Table 2.

² Ibid.

contrast to the entire City of Fresno, over two-thirds of the households in the Corridor are renters. The corridor is a jobs-center, accounting for 9% of the City's jobs compared with 7% of the City's population. Health Services is the dominant job sector within the corridor, accounting for over 60% of all jobs. It is followed by retail with 17% of the jobs.

Table 1. Summary Comparison of Demographics				
	<i>Kings Canyon Corridor</i>	<i>% of Fresno</i>	<i>Fresno</i>	<i>California</i>
2010 Population	36,215		496,069	37,253,956
2021 Population	35,988	7%	534,875	39,476,705
Median Age, 2021	27.6		31.5	36.6
Avg. hhld size	3.53		3.08	2.91
White Only	37.3%		46.8%	54.0%
Asian Alone	11.5%		13.5%	15.3%
Hispanic Origin	72.0%		51.2%	40.0%
Avg. hhld income	\$46,341	64%	\$72,605	\$113,468
Per Capita Income	\$12,799	55%	\$23,189	\$38,272
% Owner Occ. Hsg.	33%		86%	56%
% Renter Occ. Hsg.	67%		14%	44%
2026 population est.	36,237		551,474	40,507,842
Growth, 2021-2026	0.7%		3.1%	2.6%
Growth 2010-2021	-0.6%		7.8%	6.0%
Employees, 2021	21,116	9%	236,558	16,540,983
Breakdown of Jobs				
% Agriculture	0.1%		1.8%	1.5%
% Construction and Mfg.	2.7%		8.3%	11.3%
% Retail	17.1%		20.5%	20.2%
% FIRE	1.8%		7.0%	7.1%
% Health Services	60.6%		17.8%	9.4%
Education Services	5.2%		10.2%	8.7%
% Government	1.4%		5.3%	6.1%
Employees per 100 Residents	59		44	42

Source: Esri

C. New Development Needed in Kings Canyon Corridor to Support Projected Population and Employment Growth

1. Residential Units:

As detailed in Table 2, based on the anticipated population growth within the Corridor and a downward trend in the average size of households, it is estimated that an additional 226 new residential units would be required within the Kings Canyon corridor by 2035. This demand estimate is likely to be understated because it does not account for the consideration that the housing stock is old and, in some cases, in need of replacement.

	Fresno Sphere of Influence			City of Fresno			Kings Canyon Corridor					
	<i>Pop.</i>	<i>hhld size</i>	<i>House holds</i>	<i>Pop.</i>	<i>% sphere</i>	<i>House holds</i>	<i>Pop.</i>	<i>% City</i>	<i>hhld size</i>	<i>House holds</i>	<i>New Hshlds: 2021 - 2035</i>	<i>New Res. Units needed to house projected household growth</i>
2020	596,060	3.08	193,526	542,107	90.95%	176,009						
2021	601,156	3.07	195,847	534,875	88.97%	174,253	35,988	6.73%	3.53	10,195		
2025	621,540	3.03	205,129	548,154	88.19%	180,909	36,187	6.60%	3.53	10,251		
2026	626,828	3.03	207,016	551,474	87.98%	182,129	36,237	6.57%	3.52	10,295		
2030	647,980	3.02	214,563	564,526	87.12%	186,929	36,401	6.45%	3.51	10,371		
2035	672,650	3.05	220,541	578,809	86.05%	189,773	36,433	6.29%	3.5	10,410	215	226

Sources:

- 1) Fresno Sphere of Influence Projections: "Fresno County 2019-50 Growth Projections". Prepared by Applied Development Economics, Inc. for the Fresno County Council of Governments. April 9, 2021.
- 2) City of Fresno and Kings Canyon Corridor projections: Keyser Marston Associates based on ADE projections for the sphere and historic relationships between City of Fresno and the Corridor relative to the sphere of influence.

2. Non-residential Development

Based on the employment projections prepared by Applied Development Economics for Fresno's sphere of influence, KMA has prepared employment projections for the Kings Canyon Transit Corridor, which are provided in Table 3. As shown, it is estimated that an additional 2,2791 new jobs will be created within the Corridor by 2035. Health services is the leading sector with an additional 1,595 new jobs, followed by retail trade with 530 new jobs, and transportation/logistics with 127 new jobs. Based on current industry employment densities, this job growth would translate into a need for approximately 550,000 square feet of new non-residential development, led by 168,000 square feet of new space for health services, 167,300 square feet of new retail space, and 80,300 new square feet of logistics space.

Table 3
Projection of Employment and New Real Estate Space to Support Employment Growth
Existing Conditions and Market Opportunities
Kings Canyon TOD Connectivity Plan

Sphere of Influence Employment (Per ADE Report)											
	Agriculture and mining	Manfctng.	Ag., mining, and mfg.	Other indus.	retail	office	Education	Health Services	Hospitality	Government	Total
2020	4,629	10,801	15,430	37,830	23,690	39,020	26,060	52,060	15,300	28,560	237,950
2021	4,715	11,001	15,716	39,401	24,272	39,900	26,077	52,376	16,923	28,522	243,188
2025	5,058	11,803	16,861	45,686	26,600	43,419	26,145	53,640	23,417	28,372	264,140
2026	5,059	11,805	16,865	46,089	26,738	43,571	26,338	54,212	23,522	28,540	265,874
2030	5,064	11,816	16,880	47,700	27,290	44,180	27,110	56,500	23,940	29,210	272,810
2035	5,070	11,830	16,900	49,650	27,840	44,910	28,070	58,900	24,390	30,040	280,700
Projected Growth											
2021 - 2035	355	829	1,184	10,249	3,568	5,010	1,993	6,524	7,467	1,518	37,512
%Growth	8%	8%	8%	26%	15%	13%	8%	12%	44%	5%	15%

City of Fresno Employment																
	Ag. and mining	Construction	Mfg.	Transportation	Comuncltn.	Utility	Wholesale trade	Retail trade	FIRE	Hospitality	Health services	Education	Govt.	Other services	Unclassified	Total
Jobs 2021 (per Esri)	4,181	10,053	9,768	5,337	3,194	445	9,889	48,578	16,552	1,921	42,112	24,049	12,435	47,117	927	236,558
Est. growth - 2021 - 2035 ¹	8%	26%	8%	26%	26%	26%	15%	15%	13%	15%	12%	8%	5%	15%	15%	14%
Estimated Jobs, 2035	4,496	12,668	10,504	6,725	4,025	561	11,414	55,719	18,630	2,217	47,358	25,887	13,097	54,385	1,070	268,756
Growth	315	2,615	736	1,388	831	116	1,525	7,141	2,078	296	5,246	1,838	662	7,268	143	32,198
Est. Employment density (sf /job) ²	500	200	500	600	200	200	500	300	200	400	100	200	200	200	200	249
Stabilized Vacancy ²	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Net Additional Space; 2021-2035	165,800	550,500	387,200	876,800	174,900	24,400	802,800	2,255,100	437,600	124,800	552,200	386,900	139,300	1,530,100	30,100	8,438,500

Kings Canyon Corridor Employment																
	Ag. and mining	Construction	Mfg.	Transportation	Comuncltn.	Utility	Wholesale trade	Retail trade	FIRE	Hospitality	Health services	Education	Govt.	Other services	Unclassified	Total
Jobs 2021 (per Esri)	29	291	281	489	83	0	244	3603	390	52	12803	1100	296	1,442	13	21,116
% Capture of Fresno	0.69%	2.89%	2.88%	9.16%	2.60%	0.00%	2.47%	7.42%	2.36%	2.71%	30.40%	4.57%	2.38%	3.06%	1.40%	8.93%
Projected employment growth if capture rate remains constant	2	76	21	127	22	0	38	530	49	8	1595	84	16	222	2	2791
Net Additional Space to accommodate projected employment growth, - 2035	1,200	15,900	11,100	80,300	4,500	0	19,800	167,300	10,300	3,400	167,900	17,700	3,300	46,800	400	549,900

¹ Reflects projected growth rates for industry sectors per ADE report.

² KMA estimate based on industry trends.

D. Multi-family Market Conditions

As detailed in Table 4, there are approximately 4,691 multifamily residential units within the Corridor, which represents 8% of multifamily units throughout Fresno. In general, the multifamily market along the corridor can be characterized as consisting of older units, with only 224 units or 5% of the inventory constructed over the last 20 years. In comparison, 13% of the multifamily units throughout Fresno have been built over the last 20 years. The current average rent is \$971 per month, which is 83% of the citywide average. Rents within the corridor have also not increased as rapidly as rents throughout the City.

Table 4. 2021 Multifamily Market - 1/2 mile radius from station								
	<i>Inventory of Buildings</i>	<i>Inventory of Units</i>	<i>Avg. Unit Size</i>	<i>Current Effective Rent Per Unit</i>	<i>Current Vacancy Rate</i>	<i>Effective Rent % Growth/Yr</i>	<i>New Units, 2001 - 2021</i>	<i>New Units as a % of Inventory</i>
Kings Canyon Corridor	147	4,691	884	\$971	1%	5%	224	5%
City of Fresno	1,521	54,759	877	\$1,174	2%	10%	6,913	13%
Corridor as % of City	9.7%	8.6%	100.8%	82.7%	55.0%	43.7%	3.2%	37.8%

Source: CoStar

With respect to conditions around the nine stations, there has been no new construction in six of the nine stations since 2003. New construction within the remaining three stations has been limited. The most recent project is the development of 135 affordable senior apartments between Willow and Peach Avenues. A significant new development is the thirty-six new market rate townhomes that are currently under construction on East Butler Avenue between Chester and Willow and scheduled for a 2022 opening. Given the dominance of rental units in the Corridor and the depressed income levels of residents, the development of new market rate for-sale townhomes is major test of the strength of the market to attract new higher-income residents to the corridor.

Rental rates typically range from \$850 to \$900 per month, with an average unit size of approximately 850 square feet. While the properties are generally older, the vacancy rates generally range within 2% to 4% and do not exceed 4.8%. Brokers indicate that there is demand for new residential construction, particularly affordable units as many households spend over 35% of their income on rent.

As summarized in Table 5, the highest density of multifamily units exists within ½ mile of the Chestnut Avenue station, followed closely by the density surrounding the Willow Avenue Station. Multifamily development surrounding the western stations is relatively limited. The highest rental rates are being achieved by the properties around the Chestnut Avenue station, followed closely by the Clovis Avenue station. Monthly rental rates surrounding these stations approximate \$940 per month, or \$1.11 per square foot. These rates are insufficient to support the cost of constructing new market rate units, but they do add value for new affordable developments.

	Inventory of Buildings	Inventory of Units	Avg. Unit Size	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
R Street	9	456	890	\$856	1.1%	2.9%	0 over 20 yrs.
First Street	8	410	910	\$822	0.0%	1.9%	0 over 20 yrs.
6th Street	10	100	678	\$857	0.6%	2.3%	2003 (8 dus)
Cedar Ave.	10	175	846	\$834	0.8%	3.9%	2003 (8 dus)
Maple Ave.	36	425	836	\$773	0.7%	1.3%	0 over 20 yrs.
Chestnut Ave.	48	1,617	848	\$938	0.4%	3.4%	2011; 36 new townhomes under construction
Willow Ave.	33	1,559	867	\$915	0.7%	4.8%	2020 (135 du of affordable senior apts.); 36 new townhomes under construction
Peach Ave.	40	979	871	\$800	1.1%	4.5%	2020 (135 du du of affordable senior apts);
Clovis Ave.	22	958	891	\$937	0.9%	1.9%	0 over 20 yrs.

E. Retail Market Conditions

As summarized in Table 6, there is approximately 2,755,000 square feet of retail space within the corridor, which accounts for 8% of City's total retail space. Only 5% of the retail space (or 151,000 square feet) in the corridor has been built since 2007. In comparison, 8% of citywide retail space has been built since 2007. Retail rents in the corridor are 91% of the average citywide rate, but vacancy rates within the corridor are also less than the entire city. As summarized in Table 6, the highest concentration of retail space is located around the Willow Avenue station, followed closely by the Chestnut Avenue Station. This is very similar to the pattern of concentration of multifamily development. Anchor businesses include Walmart, Home Depot, WinCo Foods, Big 5 Sporting Goods, and a 99 Cent store. On Average, spaces are 30 years old and rents typically range from \$15 to \$20 per square foot. While the retail space is older, most of the space is occupied with the vacancies typically in the 3% range. The two most noted recent events are: 1) the recent sale of Kings Canyon Pavilion and the new owner's intent to bring in new tenants, including Dutch Coffee and a fast food chicken restaurant; and 2) the pending new development of a large power center north of the Clovis Station. The Kings Canyon Pavilion is located between the Chestnut and Willow Avenue Stations.

	Inventory of Buildings	Retail GBA	Current Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	New SF Constructed, 2007-2021	New SF as a % of inventory
Kings Canyon Corridor	255	2,755,043	\$14.06	122,901	3.2%	150,738	5%
City of Fresno	3,094	33,082,325	\$15.50	2,021,529	5.4%	2,643,583	8%
Corridor as a % of Fresno	8%	8%	91%	6%	59%	6%	68%

Source: CoStar

Brokers noted that Clovis is the most active retail location and is anticipated to continue to dominate new development with the future completion of the large power center. Retail surrounding the western stations of R Street, First Street and 6th Street are largely free-standing stores.

	Inventory of Buildings	Retail GBA	Most Recent Monthly NNN Lease Rate	Direct Vacancy Rate	Net Absorption	Most Recent Yr. New Space Delivered	Notes
R Street	40	476,500	\$19.80	3.7%	(2,070)	Over 20 years	
First Street	28	204,086	\$15.84	0.6%	-	Over 20 years	
6th Street	34	202,631	\$24.00	-	-	2017	
Cedar Avenue	39	194,616	\$24.00	-	-	2017	
Maple Ave.	44	225,641	\$20.31	1.2%	6,132	2016	
Chestnut Ave.	72	959,952	\$20.31	2.9%	13,927	2012	Kings Canyon Pavilion recently sold (\$77/sf GBA) and owner is bringing in new tenants.
Willow Ave.	52	1,037,716	\$16.20	3.6%	(7,311)	2020	
Peach Ave.	16	331,361	\$17.40	5.2%	(10,106)	2020	
Clovis Ave.	44	543,465	\$10.96	5.4%	(18,369)	2012	Active. power center at Tulare and Clovis is being built (20 years of planning)

As shown in Table 8, the retail space within the corridor serves a much broader customer base than corridor residents. Sales exceed local demand by \$361 million per year. While there are some categories of leakage, the dominant leakage category is motor vehicles, which is not a likely opportunity for the corridor as the demand is met by dealers located elsewhere in Fresno. The leakage analysis indicates that there may be opportunities for clothing stores, home furnishing stores, and electronics/appliance stores.

Table 8. Corridor Retail Leakage/Import Market Conditions				
	Demand	Supply	Surplus	Factor
Total Retail Trade	\$204,155,000	\$565,164,000	\$361,009,000	47%
Retail Leakage (Export) Categories		Leakage \$	Factor	
Motor Vehicles	\$21,442,000		55.00%	
Electronics and Appliance Stores	\$1,686,000		14.60%	
Clothing Stores	\$5,677,402		41.30%	
Sporting Goods	\$421,000		3.70%	
Special Food Services	\$392,000		100.00%	
Home Furnishings Stores	\$1,848,000		44.70%	
Retail Surplus (Import) Categories		Surplus \$	Factor	
Auto Parts	\$8,958,000		57.70%	
Bldg. Materials	\$35,613,000		65.10%	
Food and Beverage Stores	\$221,343,000		78.00%	
Health and Personal Care	\$16,610,000		40.20%	
Gas Stations	\$23,989,000		41.00%	
Shoe Stores	\$2,146,000		38.00%	
General Merchandise Stores	\$51,773,000		44.90%	
Office Supply, Florists, used merch.	\$8,154,000		38.30%	
Restaurants and Bars	\$29,981,000		42.80%	

Source: Esri

F. Office Market Conditions

The corridor has approximately 3.1 million square feet of office space, representing 13% of the citywide inventory. Similar to the multifamily residential and retail markets, the corridor's office space is relatively older than the city average, rents are lower, and vacancy rates are less.

Table 9. 2021 Office Market - 1/2 mile radius from station								
	<i>Inventory of Buildings</i>	<i>Office GBA</i>	<i>Most Current Monthly Lease Rate</i>	<i>Direct Vacancy Rate</i>	<i>Net Absorption</i>	<i>Leasing SF Direct</i>	<i>New SF Constructed, 2007-2021</i>	<i>New SF as a % of Inventory</i>
Kings Canyon Corridor	67	3,115,962	\$18.52	4%	(17,835)	652,522	69,000	2%
City of Fresno	1,814	24,879,929	\$23.52	7%	81,991	2,436,212	2,429,487	10%
Corridor as a % of Fresno	4%	13%	79%	56%	-22%	27%	3%	23%

Source: CoStar

The largest concentration of office space on the corridor is located surrounding the R Street station, with over 1.8 million square feet of space, which is consistent with the station's

downtown Fresno location. Major businesses include: Fresno City Hall, the Community Regional Medical Center, the US Citizen and Immigration center, and Fresno county offices. Office rental rates surrounding the R Street station are in the \$18 to \$19 per square foot range and vacancy stands at 4%. New construction includes a 67,000 square foot building completed in 2020 between the R Street and First Steet stations at 700 P Street.

While the Willow Street station with 592,000 square feet of space technically has the second highest concentration of office space, 532,000 square feet of its space consists of the Internal Revenue Service Building, which closed in September. Approximately 3,000 employees were located at the IRS building and the future of the building is not known at this time.

The third largest concentration of office space is located around the First Street station, totaling over 400,000 square feet. Office space is limited at the remaining seven stations, ranging from 3,500 square feet around the Cedar Avenue station to \$100,000 square feet around the Clovis Avenue Station. Brokers were not bullish on the corridor's ability to capture significant new office space.

	<i>Inventory of Buildings</i>	<i>Office GBA</i>	<i>Most Current Monthly Lease Rate</i>	<i>Total Available SF Direct</i>	<i>Net Absorption</i>	<i>Most Recent Year New Space Delivered</i>	<i>Notes</i>
R Street	32	1,820,547	\$18.68	76,803	(12,763)	2020	67,000 new sf
First Street	10	406,905	\$24.00	-	20,143	2020	67,000 new sf
6th Street	3	11,265	NA	-	-	Over 20 yrs.	
Cedar Ave.	1	3,538	NA	-	-	Over 20 yrs.	
Maple Ave.	3	10,332	NA	-	-	Over 20 yrs.	
Chestnut Ave.	4	47,024	\$12.00	-	-	Over 20 yrs.	
Willow Ave.	7	591,289	\$18.00	531,976	-	2017	IRS building closed in 2021.
Peach Ave.	3	18,579	\$18.00	-	-	2017	
Clovis Ave.	12	100,291	\$15.00	-	-	2021	20,000 sf of medical office built in 2020

G. Potential Underutilized Sites for New Infill Development

KMA has undertaken a preliminary review of sites that appear to be vacant or underutilized that could potentially be available for new in-fill development. Many of the shopping centers located near the Willow, Chestnut, and Peach stations have very large parking fields that could potentially be available for new development. The closure of the 530,000 square foot IRS building near the Willow Station obviously represents a key reuse opportunity. As shown in the

following chart, there appear to be potential sites throughout the corridor and the aging condition of many buildings also suggest underutilization and potential availability for new development.

Table 11. Potential Sites for New Infill Development	
R Street	1/4 block at 2nd street - SWC is a vacant commercial parcel.
6th Street	Between 7th and 8th - large vacant lot. Six parcels between 8th and 9th, three of which are empty lots zoned vacant commercial.
Cedar Ave.	Perhaps a portion of County-owned property could be available.
Maple Ave.	Perhaps a portion of the fair grounds could be available.
Willow and Chestnut	The Kings Canyon Pavilion Shopping Center is being upgraded and new tenants added.
Willow Ave.	Reuse of IRS building. NEC Adler and KCB are three empty parcels owned by Walmart. The Walmart parking lot is also very large.
Peach Ave.	SEC KCB and Minnewawa - two parcels zoned Vacant Ag. NWC of KCB and Minnewawa - empty parcel zoned Vacant Commercial. SWC of KCB and Minnewawa - SFRs and vacant lots are zoned SFR
Clovis Ave.	Three vacant parcels south of the Vons shopping center.

H. Potential Development Opportunities

1. Multi-family Residential

As noted in Section C, it is estimated that there is modest opportunity for new residential development, totaling approximately 225 units based on projected population growth. However, given the low income levels of residents, there is a tremendous need for new affordable housing to serve existing residents. The market rate townhomes that are currently under construction are also an encouraging sign for the potential to attract new market rate units to the corridor.

2. Health Services

The corridor has a concentration of health services and this sector is expected to continue to dominate employment within the corridor. There is an opportunity to continue to build this sector with a projected need for 168,000 square feet of new space by 2035. This sector is also well-suited to a robust public transit system.

3. Retail

As noted in Section E, the retail space in the corridor serves a much larger market than the local residents within the corridor. However, given the critical mass of retail that is within the corridor, there are opportunities for new development. The employment growth projections indicate a need for over 165,000 square feet of new retail space through 2035. The leakage analysis indicates opportunities for apparel stores, home furnishings, and appliances. Given

recent trends, it is also likely that there are opportunities for incubator restaurant space to support the development of new local, ethnic restaurants.

4. *Logistics*

Logistics is a growing market segment throughout California and it represents an opportunity within the Kings Canyon corridor to accommodate the need for distribution space that is close to city centers.

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Table 1
Multifamily Market Trends
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Inventory of Units	Avg. Unit Size	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
Kings Canyon Corridor							
2021	147	4,691	884	\$971	1.1%	4.5%	0
2020	147	4,691	884	\$934	1.2%	8.7%	135
2019	146	4,556	888	\$860	2.2%	4.9%	0
2018	146	4,556	888	\$820	3.3%	5.8%	0
2017	146	4,556	888	\$775	4.4%	6.5%	0
2016	146	4,556	888	\$727	5.3%	5.6%	0
2015	146	4,556	888	\$688	4.2%	4.4%	0
2014	146	4,556	888	\$659	4.8%	1.2%	0
2013	146	4,556	888	\$652	5.7%	2.0%	0
2012	146	4,556	888	\$638	6.8%	0.6%	0
2011	146	4,556	888	\$635	6.9%	0.7%	20
2010	145	4,536	889	\$630	6.7%	-0.1%	0
2009	145	4,536	889	\$631	7.2%	-3.10%	0
2008	145	4,536	889	\$651	6.1%	0.3%	0
2007	145	4,536	889	\$649	5.7%	2.9%	0
2006	145	4,536	889	\$631	5.6%	4.9%	5
2005	144	4,531	889	\$602	6.2%	4.3%	48
2004	143	4,483	889	\$577	7.4%	1.4%	0
2003	143	4,483	889	\$569	7.4%	-0.3%	8
2002	142	4,475	889	\$571	6.7%	-0.5%	8
2001	141	4,467	889	\$573	5.9%	5.4%	0

224

	Inventory of Buildings	Inventory of Units	Avg. Unit Size	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
City of Fresno							
2021	1,521	54,759	877	\$1,174	2.0%	10.3%	264
2020	1,519	54,495	876	\$1,071	2.1%	5.7%	449
2019	1,516	54,090	874	\$1,013	2.9%	5.1%	466
2018	1,513	53,624	873	\$965	3.4%	5.2%	23
2017	1,514	53,623	873	\$917	4.0%	4.1%	593
2016	1,509	53,030	869	\$881	4.2%	5.3%	121
2015	1,506	52,909	869	\$836	4.6%	3.8%	392
2014	1,502	52,539	868	\$805	5.6%	1.4%	62
2013	1,501	52,488	868	\$795	5.9%	1.7%	178
2012	1,499	52,310	867	\$782	6.6%	0.6%	207
2011	1,496	52,141	867	\$777	6.5%	0.5%	264
2010	1,493	51,877	865	\$773	6.3%	0.5%	550
2009	1,490	51,351	864	\$769	7.4%	-5.10%	539
2008	1,484	50,812	862	\$810	6.3%	0.9%	257
2007	1,478	50,555	862	\$803	5.5%	3.9%	352
2006	1,474	50,203	859	\$772	5.3%	5.2%	405
2005	1,468	49,798	857	\$734	5.8%	3.9%	540
2004	1,460	49,258	854	\$706	7.2%	0.8%	732
2003	1,451	48,526	848	\$701	7.1%	-0.9%	28
2002	1,449	48,498	848	\$708	6.5%	-1.4%	120
2001	1,443	48,378	847	\$717	6.1%	5.5%	371

6,913

Source: CoStar

Table 2
2021 Multifamily Market - 1/2 mile radius from each station
Kings Canyon Transit Corridor

	Inventory of Buildings	Inventory of Units	Inventory of Sqft	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
R Street	9	456	890	\$856	1.1%	2.9%	0 over 20 yrs.
First Street	8	410	910	\$822	0.0%	1.9%	0 over 20 yrs.
6th Street	10	100	678	\$857	0.6%	2.3%	2003 (8 dus)
Cedar Avenue	10	175	846	\$834	0.8%	3.9%	2003 (8 dus)
Maple Avenue	36	425	836	\$773	0.7%	1.3%	0 over 20 yrs.
Chestnut Avenue	48	1,617	848	\$938	0.4%	3.4%	2011; 36 new townhomes under construction
Willow Avenue	33	1,559	867	\$915	0.7%	4.8%	2020 (135 du of affordable senior apts.); 36 new townhomes under construction
Peach Avenue	40	979	871	\$800	1.1%	4.5%	2020 (135 du du of affordable senior apts);
Clovis Avenue	22	958	891	\$937	0.9%	1.9%	0 over 20 yrs.

Table 3
Multifamily Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Inventory of Units	Inventory of Sqft	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
R Street							
2021	9	456	890	\$856	1.1%	2.9%	-
2020	9	456	890	\$835	2.4%	2.6%	-
2019	9	456	890	\$814	2.3%	4.0%	-
2018	9	456	890	\$783	3.5%	3.9%	-
2017	9	456	890	\$753	3.3%	3.8%	-
2016	9	456	890	\$726	4.1%	4.4%	-
2015	9	456	890	\$695	4.6%	3.9%	-
2014	9	456	890	\$669	5.1%	1.3%	-
2013	9	456	890	\$660	5.3%	1.8%	-
2012	9	456	890	\$649	5.9%	-3.1%	-
2011	9	456	890	\$669	5.6%	0.4%	-
2010	9	456	890	\$666	5.5%	0.2%	-
First Street							
2021	8	410	910	\$822	0.0%	1.9%	-
2020	8	410	910	\$809	0.1%	1.6%	-
2019	8	410	910	\$796	1.2%	3.3%	-
2018	8	410	910	\$771	2.6%	3.2%	-
2017	8	410	910	\$747	2.4%	3.1%	-
2016	8	410	910	\$724	3.3%	3.8%	-
2015	8	410	910	\$698	3.8%	3.8%	-
2014	8	410	910	\$672	4.4%	1.5%	-
2013	8	410	910	\$662	4.6%	2.0%	-
2012	8	410	910	\$649	5.2%	-3.9%	-
2011	8	410	910	\$675	5.0%	0.4%	-
2010	8	410	910	\$672	4.8%	0.1%	-

Table 3
Multifamily Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Inventory of Units	Inventory of Sqft	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
6th Street							
2021	10	100	678	\$857	0.6%	2.3%	-
2020	10	100	678	\$839	1.2%	1.1%	-
2019	10	100	678	\$830	1.6%	1.8%	-
2018	10	100	678	\$815	2.9%	2.4%	-
2017	10	100	678	\$796	3.4%	2.0%	-
2016	10	100	678	\$780	4.3%	1.9%	-
2015	10	100	678	\$766	4.1%	1.1%	-
2014	10	100	678	\$757	6.5%	2.7%	-
2013	10	100	678	\$737	7.3%	1.5%	-
2012	10	100	678	\$727	8.0%	0.8%	-
2011	10	100	678	\$721	8.3%	0.5%	-
2010	10	100	678	\$717	8.5%	-0.4%	-
Cedar Avenue							
2021	10	175	846	\$834	0.8%	3.9%	-
2020	10	175	846	\$814	0.7%	6.8%	-
2019	10	175	846	\$762	1.3%	7.1%	-
2018	10	175	846	\$711	2.5%	7.3%	-
2017	10	175	846	\$663	3.5%	6.9%	-
2016	10	175	846	\$620	4.3%	5.4%	-
2015	10	175	846	\$589	4.3%	2.5%	-
2014	10	175	846	\$574	5.2%	0.6%	-
2013	10	175	846	\$571	6.3%	2.2%	-
2012	10	175	846	\$559	9.4%	1.0%	-
2011	10	175	846	\$554	9.5%	0.5%	-
2010	10	175	846	\$551	9.5%	0.2%	-

Table 3
Multifamily Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Inventory of Units	Inventory of Sqft	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
Maple Avenue							
2021	36	425	836	\$773	0.7%	1.3%	-
2020	36	425	836	\$764	1.2%	1.0%	-
2019	36	425	836	\$757	1.5%	1.2%	-
2018	36	425	836	\$748	2.6%	1.8%	-
2017	36	425	836	\$735	3.2%	1.8%	-
2016	36	425	836	\$721	3.9%	2.2%	-
2015	36	425	836	\$706	3.7%	1.4%	-
2014	36	425	836	\$696	4.7%	2.1%	-
2013	36	425	836	\$681	5.3%	1.1%	-
2012	36	425	836	\$674	5.9%	0.9%	-
2011	36	425	836	\$668	6.0%	0.4%	-
2010	36	425	836	\$665	6.2%	0.5%	-
Chestnut Avenue							
2021	48	1,617	848	\$938	0.4%	3.4%	-
2020	48	1,617	848	\$924	0.6%	7.5%	-
2019	48	1,617	848	\$860	1.3%	5.5%	-
2018	48	1,617	848	\$815	2.3%	7.3%	-
2017	48	1,617	848	\$759	2.9%	7.4%	-
2016	48	1,617	848	\$707	4.6%	5.5%	-
2015	48	1,617	848	\$670	3.8%	4.3%	-
2014	48	1,617	848	\$642	4.8%	0.5%	-
2013	48	1,617	848	\$639	5.1%	3.3%	-
2012	48	1,617	848	\$619	6.1%	3.3%	-
2011	48	1,617	848	\$599	6.2%	0.1%	20
2010	47	1,597	851	\$598	6.1%	-0.4%	-

Table 3
Multifamily Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Inventory of Units	Inventory of Sqft	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
Willow Street							
2021	33	1,559	867	\$915	0.7%	4.8%	-
2020	33	1,559	867	\$898	0.7%	9.8%	135
2019	32	1,424	877	\$818	1.7%	6.3%	-
2018	32	1,424	877	\$769	2.4%	9.3%	-
2017	32	1,424	877	\$703	3.0%	8.7%	-
2016	32	1,424	877	\$647	5.5%	6.0%	-
2015	32	1,424	877	\$610	4.0%	2.3%	-
2014	32	1,424	877	\$597	4.8%	-2.1%	-
2013	32	1,424	877	\$610	4.9%	3.3%	-
2012	32	1,424	877	\$591	6.1%	2.0%	-
2011	32	1,424	877	\$579	6.3%	0.1%	20
2010	31	1,404	881	\$578	6.1%	-0.2%	-
Peach Avenue							
2021	40	979	871	\$800	1.1%	4.5%	-
2020	40	979	871	\$779	1.3%	5.1%	135
2019	39	844	892	\$741	2.2%	3.3%	-
2018	39	844	892	\$717	4.7%	5.4%	-
2017	39	844	892	\$680	8.4%	5.1%	-
2016	39	844	892	\$648	10.1%	4.8%	-
2015	39	844	892	\$618	5.7%	0.0%	-
2014	39	844	892	\$618	6.1%	-1.2%	-
2013	39	844	892	\$626	6.6%	0.0%	-
2012	39	844	892	\$626	7.0%	-1.1%	-
2011	39	844	892	\$633	7.1%	0.6%	-
2010	39	844	892	\$629	7.1%	0.9%	-

Table 3
Multifamily Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Inventory of Units	Inventory of Sqft	Effective Rent Per Unit	Vacancy Rate	Effective Rent % Growth/Yr	Deliveries Units Construction
Clovis Avenue							
2021	22	958	891	\$937	0.9%	1.9%	-
2020	22	958	891	\$921	1.7%	2.5%	-
2019	22	958	891	\$898	2.4%	6.0%	-
2018	22	958	891	\$847	3.8%	5.0%	-
2017	22	958	891	\$807	4.9%	5.5%	-
2016	22	958	891	\$765	4.4%	5.6%	-
2015	22	958	891	\$725	4.4%	4.0%	-
2014	22	958	891	\$697	5.2%	3.3%	-
2013	22	958	891	\$675	5.8%	2.8%	-
2012	22	958	891	\$656	8.0%	-0.4%	-
2011	22	958	891	\$659	7.9%	0.4%	-
2010	22	958	891	\$656	7.8%	0.2%	-

Table 4
Retail Market Trends
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Retail GBA	Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	Net Absorption	New Space Delivered
Kings Canyon Corridor							
2021	255	2,755,043	\$14.06	122,901	3.2%	(11,158)	-
2020	255	2,755,043	\$16.64	83,751	2.8%	(10,293)	3,010
2019	255	2,757,033	\$11.03	83,989	2.5%	75,881	-
2018	255	2,757,033	\$16.50	99,415	5.2%	15,198	-
2017	255	2,757,033	\$15.17	169,957	5.8%	(11,573)	14,830
2016	257	2,762,236	\$15.51	160,557	5.5%	(10,529)	1,308
2015	256	2,760,928	\$14.43	148,880	5.1%	(23,444)	-
2014	256	2,760,928	\$14.08	132,066	4.2%	(13,831)	-
2013	256	2,760,928	\$12.96	93,533	3.7%	14,804	-
2012	258	2,769,832	\$15.15	176,170	4.6%	20,008	10,792
2011	257	2,763,836	\$14.45	131,295	5.1%	(12,520)	-
2010	257	2,763,836	\$13.15	126,869	4.7%	(27,075)	-
2009	257	2,763,836	\$12.06	99,390	3.7%	56,614	83,000
2008	256	2,680,836	\$18.67	71,554	2.8%	5,086	37,798
2007	255	2,646,581	\$25.16	113,221	1.7%	(11,808)	-
							150,738
City of Fresno							
2021	3,094	33,082,325	\$15.50	2,021,529	5.4%	201,400	182,676
2020	3,083	32,955,056	\$14.55	2,033,650	5.7%	(79,134)	34,362
2019	3,080	32,927,848	\$14.78	2,063,754	5.3%	30,855	44,590
2018	3,073	32,885,526	\$13.57	2,022,468	5.3%	511,482	44,190
2017	3,073	32,925,425	\$13.29	2,345,096	7.0%	(13,745)	201,056
2016	3,064	32,757,700	\$13.47	2,448,783	6.5%	447,303	186,080
2015	3,058	32,636,148	\$13.44	2,299,675	7.5%	399,256	228,021
2014	3,048	32,448,017	\$13.23	2,559,912	8.2%	497,365	395,777
2013	3,046	32,074,305	\$13.12	2,747,763	8.6%	(140,842)	43,601
2012	3,049	32,151,254	\$13.03	2,651,499	8.5%	287,116	160,221
2011	3,040	32,020,835	\$12.48	3,128,534	9.0%	(335,745)	44,712
2010	3,040	32,029,655	\$13.18	2,647,831	8.0%	67,081	98,087
2009	3,036	31,949,047	\$15.03	2,771,624	8.0%	(703,522)	391,562
2008	3,018	31,609,827	\$15.94	1,732,907	4.8%	28,388	328,880
2007	2,988	31,284,490	\$16.79	1,305,191	3.9%	374,301	259,768
							2,643,583

Source: CoStar

Table 5
2021 Retail Market - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Retail GBA	Most Recent Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	Net Absorption	Most Recent Yr. New Space Delivered	Notable Retail Centers
R Street	40	476,500	\$19.80	17,421	3.7%	(2,070)	Over 20 years	
First Street	28	204,086	\$15.84	1,200	0.6%	-	Over 20 years	
6th Street	34	202,631	\$24.00	-	-	-	2017	
Cedar Avenue	39	194,616	\$24.00	-	-	-	2017	
Maple Ave.	44	225,641	\$20.31	2,720	1.2%	6,132	2016	
Chestnut Ave.	72	959,952	\$20.31	65,485	2.9%	13,927	2012	Kings Canyon Pavilion recently sold (\$77/sf GBA) and owner is bringing in new tenants.
Willow Ave.	52	1,037,716	\$16.20	74,974	3.6%	(7,311)	2020	
Peach Ave.	16	331,361	\$17.40	17,309	5.2%	(10,106)	2020	
Clovis Ave.	44	543,465	\$10.96	29,449	5.4%	(18,369)	2012	Lots of activity. Big power center at Tulare and Clovis is being built (20 years of planning)

Table 6
Retail Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Retail GBA	Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	Net Absorption	New Space Delivered
R Street							
2021	40	476,500 -		17,421	3.7%	(2,070)	-
2020	40	476,500 -		17,871	3.2%	(9,451)	-
2019	41	481,500	\$19.80	21,961	2.3%	9,786	-
2018	41	481,500	\$19.20	20,686	4.3%	(4,660)	-
2017	41	481,500	\$15.60	16,026	3.3%	(160)	-
2016	41	481,500	\$16.47	15,866	3.3%	2,365	-
2015	41	481,500	\$14.36	26,351	3.8%	(308)	-
2014	41	481,500	\$14.16	28,823	3.7%	2,562	-
2013	41	481,500	\$14.11	20,585	4.3%	211	-
2012	42	484,077	\$12.46	23,373	4.8%	1,520	-
2011	42	484,077	\$15.97	21,930	5.1%	(11,280)	-
2010	42	484,077	\$16.20	13,513	2.8%	(5,163)	-
First Street							
2021	28	204,086 -		1,200	0.6%	-	-
2020	28	204,086 -		1,200	0.6%	(1,200)	-
2019	28	204,086 -		-		4,400	-
2018	28	204,086 -		4,400	2.2%	(600)	-
2017	28	204,086 -		3,800	1.9%	(2,800)	-
2016	28	204,086	\$15.84	5,960	0.5%	2,500	-
2015	28	204,086	\$15.84	14,400	1.7%	(500)	-
2014	28	204,086	\$15.00	13,900	1.5%	(1,000)	-
2013	28	204,086	\$15.00	2,000	1.0%	2,863	-
2012	30	212,990	\$15.00	7,440	6.5%	(3,740)	-
2011	30	212,990 -		3,700	4.7%	(100)	-
2010	30	212,990	\$10.80	3,600	4.7%	(1,300)	-

Table 6
Retail Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Retail GBA	Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	Net Absorption	New Space Delivered
6th Street							
2021	34	202,631	-	-	-	-	-
2020	34	202,631	-	-	-	-	-
2019	34	202,631	-	-	-	1,400	-
2018	34	202,631	-	1,400	0.7%	(1,400)	-
2017	34	202,631	\$24.00	-	-	(9,203)	8,330
2016	38	214,334	\$24.00	2,500	1.2%	(1,500)	-
2015	38	214,334	-	1,000	0.5%	2,000	-
2014	38	214,334	-	3,000	1.4%	4,360	-
2013	38	214,334	-	11,360	3.4%	2,235	-
2012	39	220,661	-	13,595	7.2%	(4,240)	-
2011	39	220,661	-	9,355	5.3%	(100)	-
2010	39	220,661	-	9,615	5.2%	100	-
Cedar Avenue							
2021	39	194,616	-	-	-	-	-
2020	39	194,616	-	-	-	-	-
2019	39	194,616	-	-	-	2,020	-
2018	39	194,616	-	2,020	1.0%	4,156	-
2017	39	194,616	\$24.00	6,176	3.2%	(14,679)	8,330
2016	43	206,319	\$16.02	3,200	1.6%	(392)	1,308
2015	42	205,011	\$8.04	1,500	0.7%	-	-
2014	42	205,011	\$8.04	1,500	0.7%	7,380	-
2013	42	205,011	\$12.00	12,880	4.3%	(1,525)	-
2012	42	205,011	\$12.00	11,355	3.6%	(2,200)	-
2011	42	205,011	-	9,155	2.5%	-	-
2010	42	205,011	-	9,515	2.5%	100	-

Table 6
Retail Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Retail GBA	Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	Net Absorption	New Space Delivered
Maple Ave.							
2021	44	225,641	\$20.31	2,720	1.2%	6,132	-
2020	44	225,641	\$20.31	8,852	3.9%	(6,132)	-
2019	44	225,641	\$12.00	2,720	1.2%	(2,720)	-
2018	44	225,641	-	-	-	6,126	-
2017	44	225,641	\$11.14	6,126	2.7%	274	-
2016	44	225,641	\$10.39	6,400	2.8%	(842)	1,308
2015	43	224,333	\$10.79	4,250	1.9%	-	-
2014	43	224,333	\$9.05	4,250	1.9%	15,300	-
2013	43	224,333	\$11.64	6,750	8.7%	4,700	-
2012	43	224,333	\$12.46	17,950	10.8%	475	-
2011	43	224,333	\$14.59	24,725	11.0%	-	-
2010	43	224,333	\$14.78	16,875	11.0%	(7,573)	-
Chestnut Ave.							
2021	72	959,952	\$20.31	65,485	2.9%	13,927	-
2020	72	959,952	\$19.17	46,397	4.3%	(4,352)	-
2019	72	959,952	\$12.00	42,045	3.9%	48,731	-
2018	72	959,952	\$11.40	33,182	8.9%	4,050	-
2017	72	959,952	\$13.04	89,786	9.4%	11,995	-
2016	72	959,952	\$14.40	101,781	10.6%	(6,912)	-
2015	72	959,952	\$13.96	94,869	9.9%	(24,536)	-
2014	72	959,952	\$12.94	74,183	7.3%	(40,240)	-
2013	72	959,952	\$11.90	21,143	3.1%	14,759	-
2012	72	959,952	\$14.22	94,956	4.7%	12,561	3,792
2011	72	960,956	\$14.16	50,617	6.1%	3,460	-
2010	72	960,956	\$12.32	56,027	6.4%	(3,699)	-

Table 6
Retail Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Retail GBA	Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	Net Absorption	New Space Delivered
Willow Ave.							
2021	52	1,037,716 -		74,974	3.6%	(7,311)	-
2020	52	1,037,716	\$16.20	34,648	2.9%	4,790	3010
2019	51	1,034,706 -		36,428	3.0%	53,046	-
2018	51	1,034,706	\$15.60	38,380	8.2%	11,803	-
2017	51	1,034,706	\$9.60	102,737	9.3%	(4,306)	6500
2016	49	1,028,206	\$15.57	85,431	8.3%	(4,200)	-
2015	49	1,028,206	\$18.04	81,231	7.9%	(11,148)	-
2014	49	1,028,206	\$17.22	70,083	6.8%	(48,038)	-
2013	49	1,028,206	\$12.68	17,043	2.1%	8,803	-
2012	49	1,028,206	\$17.66	83,402	3.0%	11,171	3792
2011	49	1,029,210	\$13.90	35,223	4.2%	3,460	-
2010	49	1,029,210	\$11.13	48,483	4.5%	4,974	-
Peach Ave.							
2021	16	331,361	\$17.40	17,309	5.2%	(10,106)	-
2020	16	331,361	\$17.40	7,203	2.2%	1,810	3,010
2019	15	328,351 -		6,003	1.8% -		-
2018	15	328,351	\$18.60	12,503	1.8%	12,483	-
2017	15	328,351	\$17.64	24,986	5.6%	(10,186)	6,500
2016	13	321,851	\$18.00	1,800	0.6%	(1,800)	-
2015	13	321,851	\$28.20 -	-		2,500	-
2014	13	321,851	\$28.20	2,500	0.8%	8,242	-
2013	13	321,851	\$19.77	5,740	3.3%	44	-
2012	13	321,851	\$22.15	10,786	3.4%	5,647	-
2011	13	321,851	\$16.20	16,433	5.1%	(1,800)	-
2010	13	321,851	\$18.00	14,633	4.5%	87	-

Table 6
Retail Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Retail GBA	Monthly NNN Lease Rate	Total Available SF Direct	Direct Vacancy Rate	Net Absorption	New Space Delivered
2020	44	543,465	\$6.00	11,080	2.0%	2,900	-
2019	44	543,465	\$6.00	13,980	2.6%	10,944	-
2018	44	543,465	\$16.77	26,624	4.6%	(2,731)	-
2017	44	543,465	\$15.80	26,683	4.1%	7,757	-
2016	44	543,465	\$15.48	32,950	5.5%	(6,290)	-
2015	44	543,465	\$11.69	23,660	4.4%	1,400	-
2014	44	543,465	\$11.69	25,060	4.6%	5,725	-
2013	44	543,465	\$13.36	30,685	5.7%	(3,625)	-
2012	44	543,465	\$11.40	28,260	5.0%	6,220	7,000
2011	43	536,465	\$11.40	26,380	4.9%	(8,060)	-
2010	43	536,465	\$11.40	21,241	3.4%	(11,840)	-

Table 7
Office Market Trends
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Office GBA	Monthly Lease Rate	Total Available SF Direct	NNN, FS, or MG?	Direct Vacancy Rate	Net Absorption	Leasing SF Direct	Completed New SF
Kings Canyon Blvd									
2021	67	3,115,962	\$18.52	123,156	N/A	4.0%	(17,835)	652,522	0
2020	67	3,115,962	\$16.73	105,321	N/A	3.4%	58,914	639,014	67,000
2019	66	3,048,962	\$20.31	97,235	N/A	3.2%	3,244	103,061	0
2018	66	3,048,962	\$18.00	100,479	N/A	3.3%	47,401	106,305	0
2017	66	3,048,962	\$16.28	147,880	N/A	4.9%	42,379	155,989	2,000
2016	65	3,046,962	\$15.91	188,259	N/A	6.2%	(31,442)	179,819	0
2015	65	3,046,962	\$15.54	156,817	N/A	5.1%	(4,500)	152,278	0
2014	65	3,046,962	\$17.19	152,317	N/A	5.0%	(16,797)	147,317	0
2013	65	3,046,962	\$16.24	135,520	N/A	4.4%	33,332	129,120	0
2012	65	3,046,962	\$16.78	168,852	N/A	5.5%	(33,065)	161,452	0
2011	65	3,046,962	\$15.05	135,787	N/A	4.5%	(2,217)	154,161	0
2010	65	3,046,962	\$14.38	133,570	N/A	4.4%	(62,916)	127,270	0
2009	65	3,046,962	\$14.08	70,654	N/A	2.3%	27,303	115,185	0
2008	65	3,046,962	\$13.74	97,957	N/A	3.2%	45,534	92,178	0
2007	65	3,046,962	\$11.23	143,491	N/A	4.7%	(62,630)	150,578	0
									69,000
City of Fresno									
2021	1,814	24,879,929	\$23.52	1,796,944	N/A	7.2%	81,991	2,436,212	22,127
2020	1,812	24,857,802	\$22.06	1,856,808	N/A	7.5%	45,088	2,645,759	197,544
2019	1,807	24,660,258	\$18.90	1,704,352	N/A	6.9%	289,911	1,893,429	108,950
2018	1,800	24,551,308	\$17.40	1,885,313	N/A	7.7%	354,783	2,077,534	19,660
2017	1,798	24,531,648	\$16.56	2,220,436	N/A	9.1%	585,372	2,407,893	281,725
2016	1,785	24,250,917	\$16.32	2,525,077	N/A	10.4%	216,839	2,694,899	70,679
2015	1,777	24,180,238	\$16.92	2,671,237	N/A	11.0%	130,722	2,934,964	30,517
2014	1,774	24,149,721	\$16.68	2,771,442	N/A	11.5%	257,740	2,905,303	66,853
2013	1,770	24,110,421	\$16.93	2,989,882	N/A	12.4%	154,022	3,032,368	97,000
2012	1,770	24,018,870	\$17.40	3,052,353	N/A	12.7%	100,802	3,186,825	18,589
2011	1,768	24,018,292	\$17.62	3,152,577	N/A	13.1%	(142,868)	3,281,212	36,494
2010	1,766	23,981,798	\$17.75	2,973,215	N/A	12.4%	(226,029)	3,055,257	128,756
2009	1,761	23,858,852	\$17.70	2,624,240	N/A	11.0%	(42,326)	2,693,293	415,455
2008	1,743	23,443,397	\$18.11	2,166,459	N/A	9.2%	319,852	2,401,203	483,509
2007	1,720	22,960,954	\$15.09	1,992,068	N/A	8.7%	(269,851)	2,288,555	451,629
									2,429,487

Source: CoStar

Table 8
2021 Office Market - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Office GBA	Most Current Monthly Lease Rate	Total Available SF Direct	NNN, FS, or MG?	Direct Vacancy Rate	Net Absorption	Leasing SF Direct	Most Recent Year New Space Delivered	Notable Office Complexes
R Street	32	1,820,547	\$18.68	76,803		4.0%	(12,763)	21,500	2020	67,000 new sf
First Street	10	406,905	\$24.00	-		-	20,143	20,143	2020	67,000 new sf
6th Street	3	11,265	NA	-		-	-	-	Over 20 yrs.	
Cedar Avenue	1	3,538	NA	-		-	-	-	Over 20 yrs.	
Maple Ave.	3	10,332	NA	-		-	-	-	Over 20 yrs.	
Chestnut Ave.	4	47,024	\$12.00	-		-	-	-	Over 20 yrs.	
Willow Ave.	7	591,289	\$18.00	531,976		-	-	-	2017	514,000 sf bldg. sold in 2021 for \$19 /sf of GBA
Peach Ave.	3	18,579	\$18.00	-		-	-	-	2017	
Clovis Ave.	12	100,291	\$15.00	-		-	-	-	2021	20,000 sf of medical office built in 2020

Table 9
Office Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Office GBA	Monthly Lease Rate	Total Available SF Direct	NNN, FS, or MG?	Direct Vacancy Rate	Net Absorption	Leasing SF Direct	GBA under construction
R Street									
2021	32	1,820,547	\$18.68	76,803		4.0%	(12,763)	21,500	-
2020	32	1,820,547	\$16.73	62,367		3.3%	57,497	27,977	67,000
2019	31	1,753,547	\$18.13	56,973		2.9%	2,142	29,987	-
2018	31	1,753,547	\$18.16	59,115		3.0%	23,646	20,562	-
2017	31	1,753,547	\$17.92	81,044		4.4%	40,000	26,893	-
2016	31	1,753,547	\$17.49	108,495		6.7%	(31,876)	14,796	-
2015	31	1,753,547	\$17.46	79,559		4.9%	(4,956)	2,848	-
2014	31	1,753,547	\$18.03	75,103		4.6%	(12,686)	16,598	-
2013	31	1,753,547	\$16.22	61,017		3.8%	33,975	10,285	-
2012	31	1,753,547	\$17.08	93,992		5.8%	(41,780)	8,119	-
2011	31	1,753,547	\$18.61	77,986		3.4%	21	50,773	-
2010	31	1,753,547	\$17.82	52,133		3.4%	(6,269)	48,226	-
First Street									
2021	10	406,905	-	-		-	20,143	20,143	-
2020	10	406,905	-	20,143		5.0%	62,387	20,275	67,000
2019	9	339,905	-	15,530		4.6%	(15,530)	1,640	-
2018	9	339,905	\$24.00	-		-	8,000	-	-
2017	9	339,905	\$13.47	8,000		2.4%	11,450	250	-
2016	9	339,905	\$17.53	16,900		5.7%	(250)	2,350	-
2015	9	339,905	\$16.06	13,700		5.6%	(3,700)	-	-
2014	9	339,905	\$14.21	10,500		4.6%	3,700	-	-
2013	9	339,905	\$14.16	12,800		5.6%	2,000	-	-
2012	9	339,905	\$14.86	13,800		6.2%	7,223	-	-
2011	9	339,905	\$15.08	24,423		8.4%	3,800	-	-
2010	9	339,905	\$15.87	24,723		9.5%	(5,000)	43,350	-

Table 9
Office Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Office GBA	Monthly Lease Rate	Total Available SF Direct	NNN, FS, or MG?	Direct Vacancy Rate	Net Absorption	Leasing SF Direct	GBA under construction
6th Street									
2021	3	11,265	-	-	-	-	-	-	-
2020	3	11,265	-	-	-	-	-	-	-
2019	3	11,265	-	-	-	-	-	-	-
2018	3	11,265	-	-	-	-	-	-	-
2017	3	11,265	-	-	-	-	-	-	-
2016	3	11,265	-	-	-	-	-	-	-
2015	3	11,265	-	-	-	-	-	-	-
2014	3	11,265	-	-	-	-	-	-	-
2013	3	11,265	-	-	-	-	-	-	-
2012	3	11,265	-	-	-	-	6,173	-	-
2011	3	11,265	-	6,173	-	54.8%	-	-	-
2010	3	11,265	-	6,173	-	54.8%	-	-	-
Cedar Avenue									
2021	1	3,538	-	-	-	-	-	-	-
2020	1	3,538	-	-	-	-	-	-	-
2019	1	3,538	-	-	-	-	-	-	-
2018	1	3,538	-	-	-	-	-	-	-
2017	1	3,538	-	-	-	-	-	-	-
2016	1	3,538	-	-	-	-	-	-	-
2015	1	3,538	-	-	-	-	-	-	-
2014	1	3,538	-	-	-	-	-	-	-
2013	1	3,538	-	-	-	-	-	-	-
2012	1	3,538	-	-	-	-	-	-	-
2011	1	3,538	-	-	-	-	-	-	-
2010	1	3,538	-	-	-	-	-	-	-

Table 9
Office Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Office GBA	Monthly Lease Rate	Total Available SF Direct	NNN, FS, or MG?	Direct Vacancy Rate	Net Absorption	Leasing SF Direct	GBA under construction
Maple Ave.									
2021	3	10,332	-	-	-	-	-	-	-
2020	3	10,332	-	-	-	-	-	-	-
2019	3	10,332	-	-	-	-	-	-	-
2018	3	10,332	-	-	-	-	-	-	-
2017	3	10,332	-	-	-	-	-	-	-
2016	3	10,332	-	-	-	-	-	-	-
2015	3	10,332	-	-	-	-	-	-	-
2014	3	10,332	-	-	-	-	-	-	-
2013	3	10,332	-	-	-	-	-	-	-
2012	3	10,332	-	-	-	-	-	-	-
2011	3	10,332	-	-	-	-	-	-	-
2010	3	10,332	-	-	-	-	-	-	-
Chestnut Ave.									
2021	4	47,024	-	-	-	-	-	-	-
2020	4	47,024	-	-	-	-	-	-	-
2019	4	47,024	-	-	-	-	-	-	-
2018	4	47,024	-	-	-	-	-	-	-
2017	4	47,024	-	-	-	-	-	-	-
2016	4	47,024	-	-	-	-	1,200	-	-
2015	4	47,024	-	1,200	-	2.6%	-	1,200	-
2014	4	47,024	-	1,200	-	2.6%	(1,200)	-	-
2013	4	47,024	-	-	-	-	-	-	-
2012	4	47,024	\$12.00	-	-	-	5,247	6,484	-
2011	4	47,024	\$12.00	5,247	-	11.2%	-	-	-
2010	4	47,024	\$12.00	5,247	-	11.2%	1,200	1,200	-

Table 9
Office Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Office GBA	Monthly Lease Rate	Total Available SF Direct	NNN, FS, or MG?	Direct Vacancy Rate	Net Absorption	Leasing SF Direct	GBA under construction
Willow Ave.									
2021	7	591,289	-	531,976		-	-	-	-
2020	7	591,289	-	531,976		-	-	-	-
2019	7	591,289	-	-		-	-	-	-
2018	7	591,289	-	-		-	4,500	-	-
2017	7	591,289	\$18.00	4,500		0.8%	(2,500)	-	2,000
2016	6	589,289	-	-		-	1,200	-	-
2015	6	589,289	-	1,200		0.2%	-	1,200	-
2014	6	589,289	-	1,200		0.2%	(1,200)	-	-
2013	6	589,289	-	-		-	-	-	-
2012	6	589,289	\$12.00	-		-	5,247	6,484	-
2011	6	589,289	\$12.00	5,247		0.9%	-	531,976	-
2010	6	589,289	\$12.00	5,247		0.9%	1,200	1,200	-
Peach Ave.									
2021	3	18,579	-	-		-	-	-	-
2020	3	18,579	-	-		-	-	-	-
2019	3	18,579	-	-		-	-	-	-
2018	3	18,579	-	-		-	4,500	-	-
2017	3	18,579	\$18.00	4,500		24.2%	(2,500)	-	2,000
2016	2	16,579	-	-		-	-	-	-
2015	2	16,579	-	-		-	-	-	-
2014	2	16,579	-	-		-	-	-	-
2013	2	16,579	-	-		-	-	-	-
2012	2	16,579	-	-		-	-	-	-
2011	2	16,579	-	-		-	-	-	-
2010	2	16,579	-	-		-	-	-	-

Table 9
Office Market Trends - 1/2 mile radius from each station
Kings Canyon Transit Corridor
Fresno, CA

	Inventory of Buildings	Office GBA	Monthly Lease Rate	Total Available SF Direct	NNN, FS, or MG?	Direct Vacancy Rate	Net Absorption	Leasing SF Direct	GBA under construction
Clovis Ave.									
2021	12	100,291	-	-		-	-	-	-
2020	12	100,291	-	-		-	1,417	-	-
2019	12	100,291	\$15.00	1,417		1.4%	(771)	646	-
2018	12	100,291	\$15.00	646		0.6%	1,290	1,290	-
2017	12	100,291	\$15.00	1,936		1.9%	(693)	2,584	-
2016	12	100,291	\$12.82	1,243		1.2%	7,106	2,477	-
2015	12	100,291	\$12.74	9,310		8.3%	456	456	-
2014	12	100,291	\$12.60	8,805		8.8%	(2,911)	1,580	-
2013	12	100,291	\$15.05	5,894		5.9%	(145)	-	-
2012	12	100,291	\$14.23	5,749		5.7%	3,170	1,526	-
2011	12	100,291	\$14.63	8,919		8.9%	(2,236)	1,454	-
2010	12	100,291	\$14.58	6,683		6.7%	(2,013)	1,316	-

Table 10
R Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
1007 R St	1978	Meux House Apartments	Multi-Family	3750	Not Disclosed	Apartments			
271 S Callisch Ave	1970	Huntington Gardens	Multi-Family	95316	Not Disclosed	Apartments			
220 S Callisch Ave	1968	The Reserve	Multi-Family	81400	Not Disclosed	Apartments	11/1/2002		
2940-3036 E Huntington Blvd	1968	Remington Apartments Condominiums	Multi-Family	42368	Not Disclosed	Apartments	10/2/2017	3,294,615	Rent
3033 E Platt Ave	1965	Canyon Crest	Multi-Family	125292	Not Disclosed	Apartments	4/30/2012	5,210,000	Restricted
1028-1040 S St	1962	Park Terrace Apartments	Multi-Family	59418	Not Disclosed	Apartments	8/30/2019	3,750,000	
532 S 2nd St	1922		Multi-Family	5974	Not Disclosed	Apartments	12/29/2017		
3157-3163 E Mono Ave	1922		Multi-Family	5974	Not Disclosed	Apartments	12/29/2017		
2911 E Huntington Blvd		Rafael Apartments	Multi-Family	67910	Not Disclosed	Apartments			
2920 E Huntington Blvd		Barcelona Apartments	Multi-Family	30189	Not Disclosed	Apartments			
700 P St	2020	700 P Street	Office	67000	\$20.50 - 25.06 (Est.)				
2440 Tulare St	2006	Civic Center Square The Tower at Convention	Office	89097	\$21.00				
855 M St	2005	Center Court	Office	274700	\$19.21 - 23.47 (Est.)		9/16/2021	96,006,000	
2500 Tulare St	2005	Robert E Coyle US Courthouse	Office	424732	\$21.66 - 26.47 (Est.)				
1127 S St	1990		Office	2384	\$9.96 - 12.17 (Est.)		8/31/2018	217,500	
650 O St	1989		Office	51290	\$13.42 - 16.41 (Est.)				
705 P St	1989		Office	51290	\$13.42 - 16.41 (Est.)				
2445 Capitol St	1985		Office	42000	\$19.80				
2444 Main St	1985		Office	43900	\$19.20				
2525 Capitol St	1985		Office	36078	\$9.30 - 11.37 (Est.)				
2841 Tulare St	1983		Office	16565	\$9.60 - 15.00		7/19/2013	1,565,000	
2950 E Mariposa St	1980		Office	4397	\$10.44 - 12.76 (Est.)				
825 M St	1975		Office	38253	Not Disclosed		1/5/1999	2,600,000	
906 N St	1970	Civic Center Square	Office	28862	\$19.20 - 20.40				
947 R St	1960		Office	6000	\$9.00				
2300 Tulare St	1960	Civic Center Square	Office	51249	\$16.80 - 20.40				
907-911 Santa Fe Ave	1960	Birdcage	Office	21108	\$17.26 - 21.10 (Est.)		11/21/2008	1,750,000	
1043-1057 R St	1958		Office	10120	\$11.97 - 14.63 (Est.)	Medical			
150 Santa Fe Ave	1935	Bldg C-Office Bldg	Office	2800	\$9.17 - 11.21 (Est.)				

Table 10
R Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
801 R St	1931		Office	43350	\$18.07 - 22.08 (Est.)		12/14/2009	850,000	
2721 Ventura St	1925		Office	46425	\$12.22 - 14.93 (Est.)		10/30/2019	2,108,521	
1107 R St	1920		Office	3597	\$10.27 - 12.56 (Est.)		11/27/2019		
1050 S St	1918		Office	7026	\$11.47 - 14.02 (Est.)		1/29/2016		
744 P St	1912		Office	75000	\$17.55 - 21.44 (Est.)				
744-764 P St	1906	Warehouse Row	Office	61784	\$16.06 - 19.63 (Est.)				
2600 Fresno St			Office	175904	\$13.49 - 16.49 (Est.)				
925 Inyo St			Office	12126	\$13.16 - 16.09 (Est.)				
757 L St			Office	5251	\$10.03 - 12.25 (Est.)				
1050 O St		Fresno County Public Library	Office	119978	\$18.99 - 23.21 (Est.)				
1100-1122 S St			Office	11554	\$11.29 - 13.79 (Est.)				
1119 S St			Office	3666	\$10.02 - 12.25 (Est.)				
2344 Tulare St			Office	19676	\$10.59 - 12.95 (Est.)				
3120 Tulare St			Office	11638	\$11.51 - 14.07 (Est.)	Medical			
<hr/>									
		Crescent Building in Civic				Storefront			
2301-2343 Kern St	2000	Center Square	Retail	7023	\$14.44 - 17.65 (Est.)	Retail/Office			
2311-2343 Kern St	1995		Retail	6195	\$16.94 - 20.70 (Est.)	Freestanding			
3020 Tulare St	1986		Retail	4169	\$12.98 - 15.86 (Est.)	Restaurant			
		The Galleria at Civic Center							
2405 Capitol St	1985	Square	Retail	9268	\$16.32 - 19.95 (Est.)	Freestanding			
2326 Tulare St	1985	Lily's Cafe	Retail	3650	\$11.49 - 14.05 (Est.)	Restaurant	2/3/2009	375,000	
2840 Tulare St	1983	El Torito Mexican Grill	Retail	8942	\$11.62 - 14.20 (Est.)	Freestanding	12/27/2019	442,500	
						Storefront			
3097 Tulare St	1983		Retail	2880	\$11.40	Retail/Office			
3114-3126 E Ventura Ave	1981		Retail (Strip Center)	6850	\$14.97 - 18.29 (Est.)		5/6/2003	700,000	
3247-3261 E Ventura Ave	1980		Retail (Strip Center)	9700	\$13.41 - 16.39 (Est.)	Freestanding	10/2/2008	1,150,000	
						Storefront			
2602-2630 Tulare St	1965		Retail	8063	\$16.82 - 20.55 (Est.)	Retail/Office	12/9/1998	550,000	
3232 E Ventura Ave	1964		Retail	18108	\$13.30 - 16.25 (Est.)	Supermarket	3/10/2006	1,200,000	
2902 E Ventura Ave	1963		Retail	10900	\$13.67 - 16.70 (Est.)	Freestanding	3/30/2017	239,500	
1031-1039 U St	1962		Retail	10800	\$11.40	Freestanding			
						Storefront			
3099 Tulare St	1962		Retail	2000	\$11.78 - 14.40 (Est.)	Retail/Office			

Table 10
R Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
2402-2408 Ventura St	1962		Retail	8780	Not Disclosed		12/31/2002	310,000	
2820 Tulare St	1955		Retail	5000	Not Disclosed	Restaurant	7/25/2007	1,000,000	
2820 Tulare St	1955		Retail	15000	\$29.88 - 36.52 (Est.)	Freestanding	1/31/2007		
3032-3044 Tulare St	1953		Retail	11250	\$12.60	Retail/Office	2/14/2006	1,100,000	
2909-2915 Tulare St	1952		Retail	7225	\$11.60 - 14.18 (Est.)	Freestanding			
537 L St	1950		Retail	4500	\$8.00 - 9.78 (Est.)		11/22/2006	435,000	
2518-2522 Ventura Ave	1950		Retail	5000	\$12.66 - 15.47 (Est.)	Freestanding			
2314 E Ventura St	1948		Retail	8539	\$7.68 - 9.38 (Est.)	Freestanding	6/30/2009	600,000	
2966 Ventura St	1940		Retail	2493	\$11.24 - 13.74 (Est.)	Freestanding			
510 L St	1935		Retail	2560	\$8.93 - 10.91 (Est.)		3/7/2006		
2736 Divisadero St			Retail	35878	\$10.56 - 12.91 (Est.)	Freestanding	3/4/2009		
637 L St			Retail	7160	\$7.96 - 9.73 (Est.)	Freestanding			
538 M St			Retail	19714	\$11.43 - 13.97 (Est.)	Freestanding			
848 M St			Retail	171723	\$13.89 - 14.00 (Est.)	Freestanding			
2300 Santa Clara St			Retail	10311	\$11.35 - 13.87 (Est.)	Freestanding			
2319 Santa Clara St			Retail	8870	\$7.72 - 9.44 (Est.)	Freestanding			
1001 T St		Palm La Paz Funerals & Cremations	Retail	9729	\$11.58 - 14.16 (Est.)	Funeral Home			
2650 Tulare St		Santa Fe Train Station	Retail	8944	\$11.73 - 14.33 (Est.)	Storefront			
3037 Tulare St			Retail	3543	\$12.08 - 14.76 (Est.)	Funeral Home			
2130 Ventura Ave			Retail	365	\$5.47 - 6.69 (Est.)	Freestanding	8/1/2017	125,000	
2222 Ventura Ave			Retail	12691	\$15.27 - 18.66 (Est.)	Auto Dealership			
2316 Ventura Ave			Retail	6632	\$7.77 - 9.50 (Est.)	Freestanding			
2508 Ventura Ave			Retail	2377	\$12.20 - 14.91 (Est.)	Freestanding	7/20/2010		
2950 Ventura Ave			Retail	2204	\$12.71 - 15.54 (Est.)	Restaurant			
2980 Ventura St			Retail	3000	\$12.66 - 15.47 (Est.)	Auto Repair	5/13/2015		
2996 Ventura St			Retail	2577	Not Disclosed	Auto Repair			
3038 Ventura St			Retail	1342	\$11.51 - 14.07 (Est.)	Storefront			
3316 E Ventura Ave			Retail	4715	\$14.17 - 17.32 (Est.)	Retail/Residential	2/20/2015	400,000	
3044 E Ventura St			Retail	2187	\$12.44 - 15.21 (Est.)	Auto Repair			
						Storefront			
						Retail/Residential			

Table 11
1st Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
271 S Callisch Ave	1970	Huntington Gardens	Multi-Family	95,316	Not Disclosed	Apartments			
220 S Callisch Ave	1968	The Reserve	Multi-Family	81,400	Not Disclosed	Apartments	11/1/2002		
2940-3036 E Huntington Blvd	1968	Remington Apartments Condominiums	Multi-Family	42,368	Not Disclosed	Apartments	10/2/2017	\$ 3,294,615.00	
3033 E Platt Ave	1965	Canyon Crest	Multi-Family	125,292	Not Disclosed	Apartments	4/30/2012	\$ 5,210,000.00	Rent Restricted
532 S 2nd St	1922		Multi-Family	5,974	Not Disclosed	Apartments	12/29/2017		
3157-3163 E Mono Ave	1922		Multi-Family	5,974	Not Disclosed	Apartments	12/29/2017		
2911 E Huntington Blvd		Rafael Apartments	Multi-Family	67,910	Not Disclosed	Apartments			
2920 E Huntington Blvd		Barcelona Apartments	Multi-Family	30,189	Not Disclosed	Apartments			
3336 E Ventura Ave			Multi-Family	9,294	Not Disclosed	Apartments			
700 P St	2020	700 P Street	Office	67,000	\$20.50 - 25.06 (Est.)				
650 O St	1989		Office	51,290	\$13.42 - 16.41 (Est.)				
705 P St	1989		Office	51,290	\$13.42 - 16.41 (Est.)				
150 Santa Fe Ave	1935	Bldg C-Office Bldg	Office	2,800	\$9.17 - 11.21 (Est.)				
801 R St	1931		Office	43,350	\$18.07 - 22.08 (Est.)		12/14/2009	\$ 850,000.00	
2721 Ventura St	1925		Office	46,425	\$12.22 - 14.93 (Est.)		10/30/2019	\$ 2,108,521.00	
3594 E Ventura Ave	1920		Office	6,173	\$14.59 - 17.84 (Est.)		8/22/2018		
744 P St	1912		Office	75,000	\$17.55 - 21.44 (Est.)				
744-764 P St	1906	Warehouse Row	Office	61,784	\$16.06 - 19.63 (Est.)				
3535 E Ventura Ave			Office	1,793	\$10.04 - 12.27 (Est.)				
3120 E Tulare St	2004		Retail (Strip Center)	5,500	\$10.69 - 13.07 (Est.)	Freestanding	9/27/2018	\$ 815,000.00	
3060 E Tulare St	2001	Arco Am/pm	Retail	2,300	\$13.35 - 16.31 (Est.)	Service Station	7/7/2015	\$ 3,875,000.00	
3110 E Tulare St	1984	Jack In The Box	Retail	2,489	\$13.06 - 15.96 (Est.)	Fast Food			
3136-3274 E Tulare St	1984	Heritage Square	Retail (Neighborhood Center)	52,400	\$13.34 - 16.30 (Est.)	Freestanding	2/21/2013	\$ 8,750,000.00	
3274 E Tulare St	1984		Retail (Neighborhood Center)	13,840	\$13.56 - 16.57 (Est.)	Storefront			
3130-3172 E Tulare St	1984	Heritage Square	Retail (Strip Center)	8,000	\$15.17 - 18.54 (Est.)	Freestanding	2/26/1999	\$ 3,200,000.00	
3114-3126 E Ventura Ave	1981		Retail (Strip Center)	6,850	\$14.97 - 18.29 (Est.)		5/6/2003	\$ 700,000.00	
3247-3261 E Ventura Ave	1980		Retail (Strip Center)	9,700	\$13.41 - 16.39 (Est.)	Freestanding	10/2/2008	\$ 1,150,000.00	
3232 E Ventura Ave	1964		Retail	18,108	\$13.30 - 16.25 (Est.)	Supermarket	3/10/2006	\$ 1,200,000.00	
2902 E Ventura Ave	1963		Retail	10,900	\$13.67 - 16.70 (Est.)	Freestanding	3/30/2017	\$ 239,500.00	
2518-2522 Ventura Ave	1950		Retail	5,000	\$12.66 - 15.47 (Est.)	Freestanding			
2966 Ventura St	1940		Retail	2,493	\$11.24 - 13.74 (Est.)	Freestanding			
3539-3545 E Ventura Ave	1930		Retail	4,340	\$2.78 - 3.40 (Est.)	Storefront	9/2/2009	\$ 200,000.00	
3060 E Tulare St			Retail	3,440	\$13.12 - 16.03 (Est.)				

Table 11
1st Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
2508 Ventura Ave			Retail	2,377	\$12.20 - 14.91 (Est.)	Freestanding	7/20/2010		
2950 Ventura Ave			Retail	2,204	\$12.71 - 15.54 (Est.)	Restaurant			
2980 Ventura St			Retail	3,000	\$12.66 - 15.47 (Est.)	Auto Repair	5/13/2015		
2996 Ventura St			Retail	2,577	Not Disclosed	Auto Repair Storefront Retail/			
3038 Ventura St			Retail	1,342	\$11.51 - 14.07 (Est.)	Residential			
3316 E Ventura Ave			Retail	4,715	\$14.17 - 17.32 (Est.)	Auto Repair	2/20/2015	\$ 400,000.00	
3349 E Ventura Ave			Retail	2,808	\$13.04 - 15.94 (Est.)	Freestanding Convenience			
3464 E Ventura Ave			Retail	5,013	\$14.19 - 17.34 (Est.)	Store			
3510 E Ventura Ave	# 1		Retail	7,500	\$13.93 - 17.03 (Est.)		2/28/2013		
3527 E Ventura Ave			Retail	228	\$12.41 - 15.17 (Est.)	Freestanding			
3528 E Ventura Ave	#2		Retail	6,327	Not Disclosed	Freestanding	2/28/2013		
3556 E Ventura Ave			Retail	5,934	\$14.05 - 17.18 (Est.)	Freestanding			
3557 E Ventura Ave			Retail	4,162	\$13.68 - 16.73 (Est.)	Freestanding			
3601 E Ventura Ave			Retail	5,817	\$13.70 - 16.75 (Est.)	Freestanding			
3619 E Ventura Ave			Retail	11,439	\$13.56 - 16.57 (Est.)	Freestanding Storefront			
3044 E Ventura St			Retail	2,187	\$12.44 - 15.21 (Est.)	Retail/Residential			

Table 12
6th Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
1052 S 8th St	2003		Multi-Family	9600	Not Disclosed	Apartments	12/29/2017		
1052 8th St	2002		Multi-Family	9032	Not Disclosed	Apartments	10/31/2018		
1051-1065 S Orange Ave	1965		Multi-Family	9396	Not Disclosed	Apartments			
1030-1040 S 8th St	1960	Las Gardenias Apartments	Multi-Family	12864	Not Disclosed	Apartments	4/8/2019		Rent Subsidized
3950 E Mono St	1941	8 Units / SE Fresno	Multi-Family	4100	Not Disclosed				
3157-3163 E Mono Ave	1922		Multi-Family	5974	Not Disclosed	Apartments			
532 S 2nd St	1922		Multi-Family	5974	Not Disclosed	Apartments	8/4/2016		
3659 E Lowe Ave			Multi-Family	12512	Not Disclosed	Apartments			
4110 E Mono Ave			Multi-Family	6792	Not Disclosed	Apartments	12/8/2005	900,000	
3463 E Platt Ave			Multi-Family	1380	Not Disclosed				
3336 E Ventura Ave			Multi-Family	9294	Not Disclosed	Apartments			
1350 S Orange Ave			Office	3299	\$11.15 - 13.63 (Est.)	Medical	7/2/2018		
3535 E Ventura Ave			Office	1793	\$10.04 - 12.27 (Est.)				
3594 E Ventura Ave	1920		Office	6173	\$14.59 - 17.84 (Est.)		8/22/2018		
4007 E Ventura Ave	2017	Family Dollar	Retail	8330	\$12.74 - 15.57 (Est.)	Freestanding	9/11/2017	2,425,000	
3114-3126 E Ventura Ave	1981		Retail (Strip Center)	6850	\$14.97 - 18.29 (Est.)		5/6/2003	700,000	
3247-3261 E Ventura Ave	1980		Retail (Strip Center)	9700	\$13.41 - 16.39 (Est.)	Freestanding	10/2/2008	1,150,000	
3719 E Ventura Ave	1970	Ventura Plaza	Retail (Strip Center)	10875	\$13.97 - 17.08 (Est.)	Freestanding	9/16/2004	885,000	
3232 E Ventura Ave	1964		Retail	18108	\$13.30 - 16.25 (Est.)	Supermarket	3/10/2006	1,200,000	
3850 E Ventura Ave	1962		Retail	2135	\$14.53 - 17.76 (Est.)	Fast Food	3/13/2012	300,000	
3805 E Ventura Ave	1951		Retail	4360	\$14.00 - 17.12 (Est.)	Storefront			
3637 E Ventura Ave	1948		Retail	10413	\$14.39 - 17.58 (Est.)	Freestanding	9/18/2012	600,000	
3636 E Ventura Ave	1940		Retail	4000	\$14.13 - 17.28 (Est.)	Storefront	12/6/2013		
3706 E Ventura Ave	1935		Retail	3543	Not Disclosed	Freestanding			
3539-3545 E Ventura Ave	1930		Retail	4340	\$2.78 - 3.40 (Est.)	Storefront	9/2/2009	200,000	
3316 E Ventura Ave			Retail	4715	\$14.17 - 17.32 (Est.)	Auto Repair	2/20/2015	400,000	
3349 E Ventura Ave			Retail	2808	\$13.04 - 15.94 (Est.)	Freestanding			
3464 E Ventura Ave			Retail	5013	\$14.19 - 17.34 (Est.)	Convenience Store			
3510 E Ventura Ave	# 1		Retail	7500	\$13.93 - 17.03 (Est.)		2/28/2013		
3527 E Ventura Ave			Retail	228	\$12.41 - 15.17 (Est.)	Freestanding			

Table 12
6th Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
3528 E Ventura Ave	#2		Retail	6327	Not Disclosed	Freestanding	2/28/2013		
3556 E Ventura Ave			Retail	5934	\$14.05 - 17.18 (Est.)	Freestanding			
3557 E Ventura Ave			Retail	4162	\$13.68 - 16.73 (Est.)	Freestanding			
3601 E Ventura Ave			Retail	5817	\$13.70 - 16.75 (Est.)	Freestanding			
3618-3620 E Ventura Ave			Retail	2972	\$13.61 - 16.64 (Est.)	Freestanding			
3619 E Ventura Ave			Retail	11439	\$13.56 - 16.57 (Est.)	Freestanding			
3626 E Ventura Ave			Retail	4091	\$13.50 - 16.50 (Est.)	Freestanding			
3735 E Ventura Ave			Retail	9921	\$13.66 - 16.69 (Est.)	Freestanding			
3751 E Ventura Ave			Retail	7277	\$13.78 - 16.85 (Est.)	Freestanding			
3811 E Ventura Ave			Retail	6794	\$13.68 - 16.72 (Est.)	Freestanding			
3849 E Ventura Ave			Retail	5931	Not Disclosed	Freestanding			
3857 E Ventura Ave			Retail	5690	\$13.79 - 16.86 (Est.)	Freestanding	4/1/2016	95,000	
3858 E Ventura Ave			Retail	3299	\$14.41 - 17.61 (Est.)	Restaurant			
3909 E Ventura Ave			Retail	10339	\$13.63 - 16.66 (Est.)	Freestanding			
3931 E Ventura Ave			Retail	3985	\$14.05 - 17.18 (Est.)	Freestanding	8/28/2015	90,000	
3951 E Ventura Ave			Retail	6182	\$13.90 - 16.98 (Est.)	Freestanding			
4006 E Ventura Ave			Retail	1278	\$12.98 - 15.86 (Est.)	Auto Repair			
4007 E Ventura Ave			Retail	8330	Not Disclosed	Auto Dealership			
4036 E Ventura Ave			Retail	3893	\$13.01 - 15.90 (Est.)	Freestanding			
4059 E Ventura Ave			Retail	2027	Not Disclosed	Auto Repair	6/2/2010		
4061 E Ventura Ave			Retail	2170	Not Disclosed	Auto Repair			
4066 E Ventura Ave			Retail	1048	\$11.27 - 13.78 (Est.)	Fast Food			
4071 E Ventura Ave			Retail	1575	Not Disclosed	Freestanding	6/2/2010		
4072 E Ventura Ave			Retail	3135	\$12.69 - 15.51 (Est.)	Restaurant			
4125 E Ventura Ave			Retail	6000	\$22.05 - 26.95 (Est.)	Freestanding			

Table 13
Cedar Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
1052 S 8th St	2003		Multi-Family	9600	Not Disclosed	Apartments	10/31/2018		
1052 8th St	2002		Multi-Family	9032	Not Disclosed	Apartments	10/31/2018		
560 S Cedar Ave	1975	The Pacifica	Multi-Family	63544	Not Disclosed	Apartments			
522 S Cedar Ave	1961	Cedar Palms Apartments	Multi-Family	28886	Not Disclosed	Apartments	9/1/2015	\$ 1,160,000.00	
1030-1040 S 8th St	1960	Las Gardenias Apartments	Multi-Family	12864	Not Disclosed	Apartments	8/4/2016		Affordable
3950 E Mono St	1941	8 Units / SE Fresno	Multi-Family	4100	Not Disclosed				
1042 S Archie Ave	1924		Multi-Family	25000	Not Disclosed	MFH / Mobile Home Park	5/28/2015	\$ 1,650,000.00	
743 S Boyd Ave			Multi-Family	3548	Not Disclosed	Apartments	12/27/2013	\$ 160,000.00	
1039 S Boyd Ave			Multi-Family	4440	Not Disclosed	Apartments			
4110 E Mono Ave			Multi-Family	6792	Not Disclosed	Apartments			
4166 E Verrue Ave			Multi-Family	3664	Not Disclosed	Apartments	10/2/2019		
<hr/>									
211 S Barton Ave			Office	3538	\$11.15 - 13.63 (Est.)				
<hr/>									
4202 E Kings Rd	2022		Retail	3010	Not Disclosed	Freestanding			
4007 E Ventura Ave	2017	Family Dollar	Retail	8330	\$12.74 - 15.57 (Est.)	Freestanding	9/11/2017	\$ 2,425,000.00	
4250 E Kings Canyon Rd	2016		Retail	1308	\$11.40 - 13.93 (Est.)	Restaurant			
4205-4227 E Butler Ave	1990		Retail	4960	\$15.03 - 18.38 (Est.)	Service Station			
4505 E Kings Canyon Rd	1990		Retail	4515	\$12.93 - 15.81 (Est.)	Fast Food			
4161 E Ventura Ave	1989		Retail	900	\$11.44 - 13.98 (Est.)	Freestanding			
4410 E Kings Canyon Rd	1987		Retail	512	\$11.22 - 13.72 (Est.)	Fast Food	6/21/2019	\$ 60,567.00	
4575-4589 E Kings Canyon Rd	1984	Canyon Plaza Shopping Cent	Retail (Strip Center)	8547	\$9.88 - 12.08 (Est.)	Freestanding	10/6/2017		
4190 E Ventura Ave	1982		Retail	2020	\$13.19 - 16.12 (Est.)	Fast Food	6/16/2015	\$ 925,000.00	
4595 E Kings Canyon Rd	1982		Retail (Strip Center)	4016	\$11.72 - 14.32 (Est.)	Freestanding	5/2/2018		
3719 E Ventura Ave	1970	Ventura Plaza	Retail (Strip Center)	10875	\$13.97 - 17.08 (Est.)	Freestanding	9/16/2004	\$ 885,000.00	
4543 E Kings Canyon Rd	1967		Retail	1092	\$11.96 - 14.61 (Est.)	Freestanding	4/2/2009	\$ 250,000.00	
3850 E Ventura Ave	1962		Retail	2135	\$14.53 - 17.76 (Est.)	Fast Food	3/13/2012	\$ 300,000.00	
3805 E Ventura Ave	1951		Retail	4360	\$14.00 - 17.12 (Est.)	Storefront			
4422-4440 E Kings Canyon Rd	1950		Retail	12699	\$13.62 - 16.65 (Est.)	Storefront Retail/ Residential	6/21/2019	\$ 839,433.00	
4527-4535 E Kings Canyon Rd	1948		Retail	11450	\$13.66 - 16.70 (Est.)	Freestanding	12/31/2018		
3637 E Ventura Ave	1948		Retail	10413	\$14.39 - 17.58 (Est.)	Freestanding	9/18/2012	\$ 600,000.00	
3636 E Ventura Ave	1940		Retail	4000	\$14.13 - 17.28 (Est.)	Storefront	12/6/2013		
3706 E Ventura Ave	1935		Retail	3543	Not Disclosed	Freestanding			

Table 13
Cedar Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
4141 E Butler Ave			Retail	2512	\$14.02 - 17.14 (Est.)	Restaurant			
4244 E Kings Canyon Rd			Retail	5939	\$12.68 - 15.50 (Est.)	Restaurant	2/28/2012		
4302 E Kings Canyon Rd			Retail	2579	\$12.65 - 15.46 (Est.)	Convenience Store	11/15/2011		
4326 E Kings Canyon Rd			Retail	3604	\$12.74 - 15.58 (Est.)	Restaurant	3/6/2015		
4555 E Kings Canyon Rd			Retail	3413	\$12.51 - 15.29 (Est.)	Restaurant			
4567 E Kings Canyon Rd			Retail	5581	\$12.55 - 15.34 (Est.)	Freestanding			
4571-4579 E Kings Canyon Rd			Retail (Strip Center)	2952	\$12.05 - 14.73 (Est.)	Freestanding	10/6/2017		
3618-3620 E Ventura Ave			Retail	2972	\$13.61 - 16.64 (Est.)	Freestanding			
3626 E Ventura Ave			Retail	4091	\$13.50 - 16.50 (Est.)	Freestanding			
3735 E Ventura Ave			Retail	9921	\$13.66 - 16.69 (Est.)	Freestanding			
3751 E Ventura Ave			Retail	7277	\$13.78 - 16.85 (Est.)	Freestanding			
3811 E Ventura Ave			Retail	6794	\$13.68 - 16.72 (Est.)	Freestanding			
3849 E Ventura Ave			Retail	5931	Not Disclosed	Freestanding			
3857 E Ventura Ave			Retail	5690	\$13.79 - 16.86 (Est.)	Freestanding	4/1/2016	\$ 95,000.00	
3858 E Ventura Ave			Retail	3299	\$14.41 - 17.61 (Est.)	Restaurant			
3909 E Ventura Ave			Retail	10339	\$13.63 - 16.66 (Est.)	Freestanding			
3931 E Ventura Ave			Retail	3985	\$14.05 - 17.18 (Est.)	Freestanding	8/28/2015	\$ 90,000.00	
3951 E Ventura Ave			Retail	6182	\$13.90 - 16.98 (Est.)	Freestanding			
4006 E Ventura Ave			Retail	1278	\$12.98 - 15.86 (Est.)	Auto Repair			
4007 E Ventura Ave			Retail	8330	Not Disclosed	Auto Dealership			
4036 E Ventura Ave			Retail	3893	\$13.01 - 15.90 (Est.)	Freestanding			
4059 E Ventura Ave			Retail	2027	Not Disclosed	Auto Repair	6/2/2010		
4061 E Ventura Ave			Retail	2170	Not Disclosed	Auto Repair			
4066 E Ventura Ave			Retail	1048	\$11.27 - 13.78 (Est.)	Fast Food			
4071 E Ventura Ave			Retail	1575	Not Disclosed	Freestanding	6/2/2010		
4072 E Ventura Ave			Retail	3135	\$12.69 - 15.51 (Est.)	Restaurant			
4125 E Ventura Ave			Retail	6000	\$22.05 - 26.95 (Est.)	Freestanding			

Table 14
Chestnut Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
4838 E Laurel Ave	2011	Arbor Court	Multi-Family	18855	Not Disclosed	Apartments			Rent Subsidized
429 S Backer Ave	1988		Multi-Family	10964	Not Disclosed	Apartments	8/1/2019		
525 S Dearing Ave	1986		Multi-Family	19682	Not Disclosed	Apartments			
		King's Palace							
4942 E Balch Ave	1986	Apartments	Multi-Family	384568	Not Disclosed	Apartments	6/1/2015	\$18,500,000	
534 S Chestnut Ave	1986		Multi-Family	12024	Not Disclosed	Apartments			
330 S Garden Ave	1984		Multi-Family	22460	Not Disclosed	Apartments			
1190 S Winery Ave	1984		Multi-Family	9271	Not Disclosed	Apartments	1/30/2015	\$ 325,000	
		The Chestnut							
4825 E Fillmore Ave	1983	Apartments	Multi-Family	81536	Not Disclosed	Apartments	12/11/2013	\$ 5,450,000	Rent Restricted
		Ranchwood							
4860 E Lane Ave	1982	Condominiums	Multi-Family	66321	Not Disclosed	Apartments	2/27/2009	\$ 3,000,000	
4960 E Lane Ave	1981	Villa Rosas	Multi-Family	104300	Not Disclosed	Apartments			
		Summer Park							
1275 S Winery Ave	1981	Apartments	Multi-Family	267372	Not Disclosed	Apartments	6/21/2004	\$ 6,675,000	Rent Restricted
4893 E Lane Ave	1980	Cedar Creek	Multi-Family	89040	Not Disclosed	Apartments	2/28/2019	\$ 8,000,000	
424 N Sierra Vista Ave	1980		Multi-Family	4168	Not Disclosed	Apartments	2/13/2004	\$ 285,000	
4854 E Tulare Ave	1975	Woodlands Apartments	Multi-Family	24271	Not Disclosed	Apartments	12/28/2000	\$ 675,000	
552 S Chestnut Ave	1973	Sunnyside Gardens	Multi-Family	26400	Not Disclosed	Apartments	4/19/2017		
315-331 S Dearing Ave	1972		Multi-Family	7934	Not Disclosed	Apartments	5/31/2005	\$ 630,000	
560 S Backer Ave	1970		Multi-Family	4134	Not Disclosed	Apartments	8/1/2018	\$ 340,000	
462 N Chestnut Ave	1969		Multi-Family	15272	Not Disclosed	Apartments	8/11/2017		
302 S Chestnut Ave	1969		Multi-Family	4440	Not Disclosed	Apartments	1/8/2010	\$ 220,000	
462 S Chestnut Ave	1969	Chestnut Apartments	Multi-Family	10544	Not Disclosed	Apartments	8/11/2017		
609 S Woodrow Ave	1968		Multi-Family	2370	Not Disclosed	Apartments	1/18/2019		
479-485 S Woodrow Ave	1966		Multi-Family	2548	Not Disclosed	Apartments	3/16/2017	\$ 164,000	
441 S Dearing Ave	1965		Multi-Family	10262	Not Disclosed	Apartments	8/16/2021	\$ 3,600,000	
424 S Chestnut Ave	1964	Eastgate Gardens	Multi-Family	31812	Not Disclosed	Apartments	8/18/2021	\$ 3,600,000	
440 S Chestnut Ave	1963		Multi-Family	10548	Not Disclosed	Apartments	3/28/2003	\$ 375,000	
4805 E Balch Ave	1960		Multi-Family	3540	Not Disclosed	Apartments	12/8/2005	\$ 550,000	
404 S Chestnut Ave	1960		Multi-Family	8320	Not Disclosed	Apartments	11/2/2020	\$ 865,000	
402-420 S Dearing Ave	1960		Multi-Family	6328	Not Disclosed	Apartments	6/24/2019	\$ 575,000	
4690 E Huntington Ave	1957		Multi-Family	1976	Not Disclosed	Apartments	3/16/2021	\$ 301,000	
4616 E Mono St	1946		Multi-Family	19114	Not Disclosed	Apartments	5/12/2017	\$ 1,010,000	
4718-4724 E Montecito Ave	1942		Multi-Family	3083	Not Disclosed	Apartments	6/21/2019		
418 S Backer Ave			Multi-Family	3720	Not Disclosed	Apartments	4/30/2018	\$ 328,000	

Table 14
Chestnut Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
453 S Backer Ave			Multi-Family	11578	Not Disclosed	Apartments			
475 S Backer Ave			Multi-Family	7012	Not Disclosed	Apartments			
510 S Backer Ave			Multi-Family	7742	Not Disclosed	Apartments			
444 S Dearing Ave			Multi-Family	15000	Not Disclosed	Apartments			
461 S Dearing Ave			Multi-Family	13552	Not Disclosed	Apartments			
524 S Dearing Ave			Multi-Family	17048	Not Disclosed	Apartments			
534 S Dearing Ave			Multi-Family	17040	Not Disclosed	Apartments			
315 S Garden Ave			Multi-Family	55930	Not Disclosed	Apartments			
4816 E Fillmore Ave			Multi-Family	24192	Not Disclosed	Apartments			
4710 E Huntington Ave			Multi-Family	8566	Not Disclosed	Apartments	7/23/2013	\$ 193,000	
4827 E Lane Ave			Multi-Family	3736	Not Disclosed	Apartments			
4615 E Mono St			Multi-Family	12888	Not Disclosed	Apartments			
421 S Recreation Ave			Multi-Family	9274	Not Disclosed	Apartments			
629 S Recreation Ave			Multi-Family	10152	Not Disclosed	Apartments			
628 S Sierra Vista Ave			Multi-Family	7112	Not Disclosed	Apartments			
450 S Woodrow Ave			Multi-Family	11514	Not Disclosed	Apartments	10/13/2017	\$ 185,000	
4857-4867 E Kings Canyon Rd	1990		Office (Neighborhood Center)	6710	\$10.17 - 12.43 (Est.)				
4949 E Kings Canyon Rd	1988		Office (Community Center)	32705	\$11.58 - 14.16 (Est.)		11/19/2002	\$ 500,000	
625-629 S Chestnut Ave			Office	3538	\$10.36 - 12.67 (Est.)				
4649 E Kings Canyon Rd			Office	4071	\$11.59 - 14.16 (Est.)				
E Kings Canyon Rd	2022	Dutch Bros Coffee	Retail (Community Center)	7266	Not Disclosed	Freestanding			
E Kings Canyon Rd	2022	Raising Cane's	Retail (Community Center)	6254	Not Disclosed	Freestanding			
4898 E Kings Canyon Rd	2012	McDonald's	Retail (Community Center)	3792	\$14.44 - 17.65 (Est.)	Fast Food	11/21/2012	\$ 2,000,000	
4856 E Kings Canyon Rd	2002		Retail (Community Center)	8050	\$14.17 - 17.32 (Est.)	Freestanding			
4838 E Kings Canyon Rd	2001	FoodCo	Retail (Community Center)	61983	\$14.60 - 17.84 (Est.)	Supermarket			
4969 E Kings Canyon Rd	1992		Retail (Community Center)	7335	\$14.51 - 17.74 (Est.)	Freestanding	5/10/2021	\$ 757,203	

Table 14
Chestnut Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
4991-4995 E Kings Canyon Rd	1992		Retail (Community Center)	12755	\$16.56 - 20.23 (Est.)	Freestanding	5/10/2021	\$ 1,395,414	
4951-4969 E Kings Canyon Rd	1991		Retail (Community Center)	20795	\$15.62 - 19.09 (Est.)	Freestanding	5/10/2021	\$ 1,976,698	
4979-4989 E Kings Canyon Rd	1991		Retail (Community Center)	102831	\$13.22 - 16.15 (Est.)	Freestanding	5/10/2021	\$ 6,715,173	
4855-4895 E Kings Canyon Rd	1990	Kings Canyon Shopping Center	Retail (Neighborhood Center)	26880	\$8.79 - 10.74 (Est.)	Freestanding	9/29/2003	\$ 2,865,500	
4902 E Kings Canyon Rd	1990	Big 5 Sporting Goods	Retail (Community Center)	8943	\$13.99 - 17.09 (Est.)	Freestanding			
4970 E Kings Canyon Rd	1990		Retail (Community Center)	58050	\$11.46 - 14.00 (Est.)	Supermarket			
4776-4798 E Kings Canyon Rd	1988		Retail (Strip Center)	14300	\$12.00	Storefront			
4785-4789 E Kings Canyon Rd	1984	Chestnut Plaza	Retail (Strip Center)	26210	\$14.74 - 18.02 (Est.)	Freestanding			
4610 E Kings Canyon Rd	1981		Retail	3102	\$13.05 - 15.95 (Est.)	Fast Food			
4775 E Kings Canyon Rd	1980		Retail	3594	\$12.65 - 15.46 (Est.)	Restaurant	1/14/2019		
1281 S Chestnut Ave	1980		Retail (Neighborhood Center)	4800	\$12.12 - 14.81 (Est.)	Restaurant			
4815-4831 E Butler Ave	1979	Sunnyside Shopping Center	Retail (Neighborhood Center)	48306	\$13.87 - 16.96 (Est.)		3/1/2019	\$ 6,789,516	
4901 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	4000	\$13.71 - 16.76 (Est.)	Freestanding	4/30/2015	\$ 317,524	
4903 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	32541	\$11.70 - 14.30 (Est.)	Storefront Retail/Office	4/30/2015	\$ 2,355,371	
4905-4929 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	32541	\$13.33 - 16.29 (Est.)	Freestanding	4/30/2015	\$ 2,369,890	
4937 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	1500	\$12.51 - 15.29 (Est.)	Fast Food	4/30/2015	\$ 119,071	
4939 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	3000	\$13.62 - 16.65 (Est.)	Freestanding	4/30/2015	\$ 238,143	
108 S Chestnut Ave	1974		Retail	1556	\$13.63 - 16.65 (Est.)	Freestanding	9/13/2017		
4811 E Butler Ave	1972		Retail	2667	\$14.30 - 17.48 (Est.)	Service Station	12/30/2016		
4839-4843 E Kings Canyon Rd	1972		Retail	5460	\$13.13 - 16.05 (Est.)	Freestanding			
4818 E Tulare Ave	1956	Asia Supermarket	Retail	21564	\$13.23 - 16.17 (Est.)	Supermarket	8/31/2006	\$ 1,500,000	
4695 E Kings Canyon Rd	1952		Retail	2160	\$11.80 - 13.98 (Est.)	Auto Repair			
4756 E Kings Canyon Rd	1950		Retail	3750	\$8.14 - 9.95 (Est.)	Freestanding			
4615 E Kings Canyon Rd			Retail	3351	\$13.02 - 15.92 (Est.)	Restaurant			

Table 14
Chestnut Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
4633 E Kings Canyon Rd			Retail	4423	\$12.69 - 15.51 (Est.)	Convenience Store	10/3/2019	\$ 450,000	
4641 E Kings Canyon Rd			Retail	2779	\$12.49 - 15.27 (Est.)	Freestanding			
4645 E Kings Canyon Rd			Retail	4037	\$12.45 - 15.22 (Est.)	Freestanding			
4674 E Kings Canyon Rd			Retail	6676	\$12.54 - 15.33 (Est.)	Freestanding			
4686 E Kings Canyon Rd			Retail	5569	\$12.95 - 15.83 (Est.)	Freestanding			
4696 E Kings Canyon Rd			Retail	2744	\$12.59 - 15.39 (Est.)	Restaurant			
4710 E Kings Canyon Rd			Retail	3340	\$12.75 - 15.59 (Est.)	Convenience Store			
4711 E Kings Canyon Rd			Retail	3619	\$12.62 - 15.43 (Est.)	Freestanding			
4718 E Kings Canyon Rd			Retail	4110	\$12.79 - 15.63 (Est.)	Convenience Store			
4724-4730 E Kings Canyon Rd			Retail	9824	\$12.39 - 15.14 (Est.)	Freestanding			
4729 E Kings Canyon Rd			Retail	9352	\$12.50 - 15.28 (Est.)	Auto Repair			
4740 E Kings Canyon Rd			Retail	2476	\$12.68 - 15.50 (Est.)	Freestanding			
4741 E Kings Canyon Rd			Retail	5970	\$12.70 - 15.52 (Est.)	Freestanding			
4758 E Kings Canyon Rd			Retail	5224	\$12.60 - 15.41 (Est.)	Auto Repair			
4763 E Kings Canyon Rd			Retail	7195	\$12.40 - 15.16 (Est.)	Freestanding	8/20/2019		
4777 E Kings Canyon Rd			Retail	2157	\$12.38 - 15.13 (Est.)	Storefront			
4809 E Kings Canyon Rd			Retail	2853	\$12.65 - 15.47 (Est.)	Freestanding			
4815 E Kings Canyon Rd			Retail	2784	\$12.65 - 15.46 (Est.)	Auto Repair	11/1/2017	\$ 840,000	
4829 E Kings Canyon Rd			Retail	3943	\$12.71 - 15.53 (Est.)	Freestanding			
4898 E Kings Canyon Rd		Grand Buffet	Retail	4796	Not Disclosed	Restaurant			
4810 E Kings Canyon Rd			Retail (Community Center)	17134	\$15.14 - 18.50 (Est.)	Freestanding			
4818 E Kings Canyon Rd			Retail (Community Center)	1759	\$13.78 - 16.85 (Est.)	Fast Food	8/25/2011		
4830-4836 E Kings Canyon Rd			Retail (Community Center)	19939	\$14.93 - 18.25 (Est.)	Freestanding			
4842 E Kings Canyon Rd			Retail (Community Center)	15000	\$15.25 - 18.64 (Est.)	Freestanding			
4846 E Kings Canyon Rd			Retail (Community Center)	6000	\$14.62 - 17.86 (Est.)	Freestanding			
4848 E Kings Canyon Rd			Retail (Community Center)	8134	\$13.78 - 16.84 (Est.)	Freestanding			
4864 E Kings Canyon Rd		The Home Depot	Retail (Community Center)	105516	\$13.45 - 16.43 (Est.)	Freestanding			
4910 E Kings Canyon Rd			Retail (Community Center)	12539	\$12.39 - 15.14 (Est.)	Freestanding			

Table 14
Chestnut Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
4938 E Kings Canyon Rd			Retail (Community Center)	19665	\$13.34 - 16.31 (Est.)	Freestanding			
4940 E Kings Canyon Rd			Retail (Community Center)	3425	\$12.99 - 14.19 (Est.)	Freestanding			
4948 E Kings Canyon Rd			Retail (Community Center)	2944	\$12.97 - 14.17 (Est.)	Fast Food			
4950 E Kings Canyon Rd			Retail (Community Center)	31460	\$11.99 - 14.66 (Est.)	Freestanding			
4952 E Kings Canyon Rd			Retail (Community Center)	6030	\$15.76 - 17.87 (Est.)	Freestanding			
4954 E Kings Canyon Rd			Retail (Community Center)	9320	\$13.12 - 16.04 (Est.)	Freestanding			
4968 E Kings Canyon Rd		Jack in the Box	Retail (Community Center)	4240	\$13.00 - 14.22 (Est.)	Fast Food			
4971-4975 E Kings Canyon Rd			Retail (Community Center)	8697	\$15.15 - 18.51 (Est.)	Freestanding	5/10/2021	\$ 955,512	
4972 E Kings Canyon Rd			Retail (Community Center)	2932	\$12.97 - 14.17 (Est.)	Fast Food			
4974 E Kings Canyon Rd			Retail (Community Center)	4018	\$13.00 - 14.21 (Est.)	Freestanding			
4982 E Kings Canyon Rd			Retail (Community Center)	11951	\$12.39 - 15.15 (Est.)	Freestanding			
4984 E Kings Canyon Rd			Retail (Community Center)	9000	\$12.26 - 14.98 (Est.)	Restaurant			
4841-4863 E Butler Ave			Retail (Neighborhood Center)	12556	\$18.66 - 22.80 (Est.)	Storefront	3/1/2019	\$ 1,547,797	
1309 S Chestnut Ave		Metro PCS	Retail (Neighborhood Center)	1400	\$14.29 - 17.47 (Est.)	Freestanding	3/1/2019	\$ 337,687	
4855 E Kings Canyon Rd			Retail (Neighborhood Center)	14000	\$11.76 - 14.38 (Est.)	Freestanding			
4865 E Kings Canyon Rd			Retail (Neighborhood Center)	2171	\$14.35 - 17.54 (Est.)	Fast Food			
4873-4893 E Kings Canyon Rd			Retail (Neighborhood Center)	15231	\$17.77 - 21.72 (Est.)	Storefront Retail/Office			

Table 15
Willow Avenue Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
4975 E Butler Ave	2022	Capistrano Townhomes	Multi-Family	54482	Not Disclosed	Apartments			
5080 E Kings Canyon Rd	2022	Las Palmas De Sal	Multi-Family	40000	Not Disclosed	Apartments			
5070 E Kings Canyon Rd	2020	Gonzalez Sr. Apts.	Multi-Family	62744	Not Disclosed	Apartments			Rent Restricted
4838 E Laurel Ave	2011	Arbor Court	Multi-Family	18855	Not Disclosed	Apartments			Rent Subsidized
936 S Pierce Ave	2006		Multi-Family	4286	Not Disclosed	Apartments	11/18/2012		
962 S Pierce Ave	2005	Village at Kings Canyon	Multi-Family	44070	Not Disclosed	Apartments	3/15/2018	\$ 616,864.00	Rent Restricted
897 S Adler Ave	1987		Multi-Family	14200	Not Disclosed	Apartments	7/10/2019	\$ 1,100,000.00	
758-810 S Adler Ave	1986		Multi-Family	8104	Not Disclosed	Apartments	1/13/2016	\$ 275,000.00	
846 S Adler Ave	1986	(2) 4plexes - S/E Fresno	Multi-Family	8104	Not Disclosed				Rent Subsidized
4942 E Balch Ave	1986	King's Palace Apartments	Multi-Family	384568	Not Disclosed	Apartments	6/1/2015	\$ 18,500,000.00	
5010-5018 E El Monte Way	1986		Multi-Family	18848	Not Disclosed	Apartments	9/29/2015		
5120 E Kings Canyon Rd	1985	Sunny Gate	Multi-Family	489246	Not Disclosed	Apartments	9/7/2006	\$ 13,250,000.00	
5035 E Lane Ave	1985		Multi-Family	3640	Not Disclosed	Apartments	4/8/2020	\$ 385,000.00	Affordable Units
5039 E Lane Ave	1985		Multi-Family	3640	Not Disclosed		4/1/2020	\$ 385,000.00	
5045 E Lane Ave	1985		Multi-Family	3640	Not Disclosed	Apartments	10/1/2020	\$ 385,000.00	Affordable Units
5049 E Lane Ave	1985		Multi-Family	3640	Not Disclosed	Apartments	10/1/2020	\$ 385,000.00	
1190 S Winery Ave	1984		Multi-Family	9271	Not Disclosed	Apartments	1/30/2015	\$ 325,000.00	
5014 E Alta Ave	1983		Multi-Family	6780	Not Disclosed	Apartments	7/1/2019	\$ 630,000.00	
4960 E Lane Ave	1981	Villa Rosas	Multi-Family	104300	Not Disclosed	Apartments			
1275 S Winery Ave	1981	Summer Park Apartments	Multi-Family	267372	Not Disclosed	Apartments	6/21/2004	\$ 6,675,000.00	Rent Restricted
757 S Adler Ave	1980		Multi-Family	6036	Not Disclosed	Apartments	10/10/2013	\$ 340,000.00	
825 S Adler Ave	1980		Multi-Family	6000	Not Disclosed	Apartments			
849 S Adler Ave	1980		Multi-Family	7062	Not Disclosed	Apartments	4/15/2003	\$ 269,000.00	
879 S Adler Ave	1980		Multi-Family	6036	Not Disclosed	Apartments	7/10/2019	\$ 470,000.00	
5030-5036 E Alta Ave	1980	Alta Apartments	Multi-Family	18108	Not Disclosed	Apartments	2/9/2018	\$ 1,255,000.00	
4893 E Lane Ave	1980	Cedar Creek	Multi-Family	89040	Not Disclosed	Apartments	2/28/2019	\$ 8,000,000.00	
5038 E Montecito Ave	1980	Montecito Complex	Multi-Family	6036	Not Disclosed	Apartments	7/30/2002	\$ 252,000.00	
737 S Adler Ave			Multi-Family	6036	Not Disclosed	Apartments	2/10/2005	\$ 520,000.00	
5015 E El Monte Way		The Village at Kings Canyon	Multi-Family	34002	Not Disclosed	Apartments	3/15/2018	\$ 594,545.00	Rent Restricted
516 E Kings Canyon Rd		Pacific Gardens	Multi-Family	43084	Not Disclosed	Apartments			Rent Subsidized
4827 E Lane Ave			Multi-Family	3736	Not Disclosed	Apartments			
5019 E Montecito Ave			Multi-Family	48159	Not Disclosed	Apartments	3/15/2018	\$ 663,591.00	Rent Subsidized
		Las Casitas Retirement Village							
156 S Willow Ave			Multi-Family	57391	Not Disclosed	Apartments			
5031 E Alta Ave			Multi-Family	5000	Not Disclosed	Apartments			Affordable Units
5125 E Lane Ave			Multi-Family	816	Not Disclosed	Apartments			

Table 15
Willow Avenue Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
5032 E Montecito Ave			Multi-Family	5486	Not Disclosed	Apartments			
5046 E Mono St	2017	5046 E Mono Street	Office	2000	\$13.88 - 16.96 (Est.)				
5043 E Kings Canyon Rd	2006	5043 E Kings Canyon Road	Office	10031	\$13.44 - 16.42 (Est.)	Medical			
			Office (Neighborhood Center)						
4857-4867 E Kings Canyon Rd	1990		Center	6710	\$10.17 - 12.43 (Est.)				
4949 E Kings Canyon Rd	1988		Office (Community Center)	32705	\$11.58 - 14.16 (Est.)		11/19/2002	\$ 500,000.00	
985 S Willow Ave	1980		Office	4329	\$14.56 - 17.80 (Est.)		12/4/2020	\$ 538,710.00	
5045 E Butler Ave	1971	Internal Revenue Service	Office	531976	\$17.32 - 20.89 (Est.)		7/8/2021	\$ 10,000,000.00	
625-629 S Chestnut Ave			Office	3538	\$10.36 - 12.67 (Est.)				
E Kings Canyon Rd	2022		Retail	5500	\$12.65 - 15.47 (Est.)	Freestanding			
E Kings Canyon Rd	2022	Dutch Bros Coffee	Retail (Community Center)	7266	Not Disclosed	Freestanding			
E Kings Canyon Rd	2022	Raising Cane's	Retail (Community Center)	6254	\$21.96 - 26.84 (Est.)	Freestanding			
5011 E Kings Canyon Rd	2020		Retail	3010	\$12.95 - 15.83 (Est.)	Fast Food	9/28/2020	\$ 4,175,000.00	
5075 E Kings Canyon Rd	2017		Retail	2750	\$12.97 - 15.85 (Est.)	Fast Food	5/13/2019	\$ 1,600,000.00	
5085 E Kings Canyon Rd	2017		Retail	3750	\$14.01 - 17.12 (Est.)	Freestanding	5/24/2019	\$ 1,925,000.00	
4898 E Kings Canyon Rd	2012	McDonald's	Retail (Community Center)	3792	\$13.99 - 17.09 (Est.)	Freestanding	11/21/2012	\$ 2,000,000.00	
			Retail (Neighborhood Center)						
1004 S Peach Ave	2009	WinCo Foods	Center	83000	\$13.50 - 16.50 (Est.)	Freestanding			
			Retail (Neighborhood Center)						
5150 Kings Canyon Ave	2008		Center	35350	\$11.76 - 14.38 (Est.)	Freestanding	8/20/2013	\$ 2,946,469.00	
			Retail (Neighborhood Center)						
5192 E Kings Canyon Rd	2008	Panda Express	Center	2448	\$12.09 - 14.77 (Est.)	Supermarket	8/20/2013	\$ 240,537.00	
4856 E Kings Canyon Rd	2002		Retail (Community Center)	8050	\$13.45 - 16.43 (Est.)	Freestanding			
4838 E Kings Canyon Rd	2001	FoodCo	Retail (Community Center)	61983	\$15.25 - 18.64 (Est.)	Freestanding			
5125 E Kings Canyon Rd	1993		Retail	144822	\$12.95 - 15.83 (Est.)	Day Care Center			
4969 E Kings Canyon Rd	1992		Retail (Community Center)	7335	\$11.46 - 14.00 (Est.)	Supermarket	5/10/2021	\$ 757,203.00	
4991-4995 E Kings Canyon Rd	1992		Retail (Community Center)	12755	Not Disclosed	Freestanding	5/10/2021	\$ 1,395,414.00	
4951-4969 E Kings Canyon Rd	1991		Retail (Community Center)	20795	\$15.76 - 17.87 (Est.)	Freestanding	5/10/2021	\$ 1,976,698.00	
4979-4989 E Kings Canyon Rd	1991		Retail (Community Center)	102831	\$12.39 - 15.15 (Est.)	Freestanding	5/10/2021	\$ 6,715,173.00	
4902 E Kings Canyon Rd	1990	Big 5 Sporting Goods	Retail (Community Center)	8943	\$12.39 - 15.14 (Est.)	Freestanding			
4970 E Kings Canyon Rd	1990		Retail (Community Center)	58050	\$15.15 - 18.51 (Est.)	Freestanding			
		Kings Canyon Shopping Center	Retail (Neighborhood Center)						
4855-4895 E Kings Canyon Rd	1990	Center	Center	26880	\$14.35 - 17.54 (Est.)	Fast Food	9/29/2003	\$ 2,865,500.00	
969 S Willow Ave	1980		Retail	3220	\$15.14 - 18.50 (Est.)	Freestanding	12/4/2020	\$ 441,290.00	

Table 15
Willow Avenue Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
4901 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	4000	\$11.70 - 14.30 (Est.)	Storefront Retail	4/30/2015	\$ 317,524.00	
4903 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	32541	\$13.33 - 16.29 (Est.)	Freestanding	4/30/2015	\$ 2,355,371.00	
4905-4929 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	32541	\$12.51 - 15.29 (Est.)	Fast Food	4/30/2015	\$ 2,369,890.00	
4937 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	1500	\$13.62 - 16.65 (Est.)	Freestanding	4/30/2015	\$ 119,071.00	
4939 E Kings Canyon Rd	1979		Retail (Neighborhood Center)	3000	\$13.41 - 16.38 (Est.)	Drug Store	4/30/2015	\$ 238,143.00	
5171-5189 E Kings Canyon Rd	1975		Retail (Strip Center)	15000					
4839-4843 E Kings Canyon Rd	1972		Retail	5460	Not Disclosed	Restaurant			
4809 E Kings Canyon Rd			Retail	2853	\$12.65 - 15.46 (Est.)	Auto Repair			
4815 E Kings Canyon Rd			Retail	2784	\$12.71 - 15.53 (Est.)	Freestanding	11/1/2017	\$ 840,000.00	
4829 E Kings Canyon Rd			Retail	3943	\$13.13 - 16.05 (Est.)	Freestanding			
4898 E Kings Canyon Rd		Grand Buffet	Retail	4796	\$12.85 - 15.71 (Est.)	Convenience Store			
4810 E Kings Canyon Rd			Retail (Community Center)	17134	\$13.78 - 16.85 (Est.)	Fast Food			
4818 E Kings Canyon Rd			Retail (Community Center)	1759	\$14.93 - 18.25 (Est.)	Freestanding	8/25/2011		
4830-4836 E Kings Canyon Rd			Retail (Community Center)	19939	\$14.60 - 17.84 (Est.)	Supermarket			
4842 E Kings Canyon Rd			Retail (Community Center)	15000	\$14.62 - 17.86 (Est.)	Freestanding			
4846 E Kings Canyon Rd			Retail (Community Center)	6000	\$13.78 - 16.84 (Est.)	Freestanding			
4848 E Kings Canyon Rd			Retail (Community Center)	8134	\$14.17 - 17.32 (Est.)	Freestanding			
4864 E Kings Canyon Rd		The Home Depot	Retail (Community Center)	105516	\$14.44 - 17.65 (Est.)	Fast Food			
4910 E Kings Canyon Rd			Retail (Community Center)	12539	\$13.34 - 16.31 (Est.)	Freestanding			
4938 E Kings Canyon Rd			Retail (Community Center)	19665	\$12.99 - 14.19 (Est.)	Freestanding			
4940 E Kings Canyon Rd			Retail (Community Center)	3425	\$12.97 - 14.17 (Est.)	Fast Food			
4948 E Kings Canyon Rd			Retail (Community Center)	2944	\$11.99 - 14.66 (Est.)	Freestanding			
4950 E Kings Canyon Rd			Retail (Community Center)	31460	\$15.62 - 19.09 (Est.)	Freestanding			
4952 E Kings Canyon Rd			Retail (Community Center)	6030	\$13.12 - 16.04 (Est.)	Freestanding			
4954 E Kings Canyon Rd			Retail (Community Center)	9320	\$13.00 - 14.22 (Est.)	Fast Food			
4968 E Kings Canyon Rd		Jack in the Box	Retail (Community Center)	4240	\$14.51 - 17.74 (Est.)	Freestanding			
4971-4975 E Kings Canyon Rd			Retail (Community Center)	8697	\$12.97 - 14.17 (Est.)	Fast Food	5/10/2021	\$ 955,512.00	
4972 E Kings Canyon Rd			Retail (Community Center)	2932	\$13.00 - 14.21 (Est.)	Freestanding			
4974 E Kings Canyon Rd			Retail (Community Center)	4018	\$13.22 - 16.15 (Est.)	Freestanding			
4982 E Kings Canyon Rd			Retail (Community Center)	11951	\$12.26 - 14.98 (Est.)	Restaurant			
4984 E Kings Canyon Rd			Retail (Community Center)	9000	\$16.56 - 20.23 (Est.)	Freestanding			
4855 E Kings Canyon Rd			Retail (Neighborhood Center)	14000	\$8.79 - 10.74 (Est.)	Freestanding			

Table 15
Willow Avenue Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
4865 E Kings Canyon Rd			Retail (Neighborhood Center)	2171	\$17.77 - 21.72 (Est.)	Storefront Retail/Office			
4873-4893 E Kings Canyon Rd			Retail (Neighborhood Center)	15231	\$13.71 - 16.76 (Est.)	Freestanding			
5180 E Kings Canyon Rd	CVS		Retail (Neighborhood Center)	13225	\$14.04 - 17.16 (Est.)	Fast Food	8/20/2013	\$ 1,483,994.00	

Table 16
Peach Avenue Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
5080 E Kings Canyon Rd	2022	Las Palmas De Sal Gonzalez	Multi-Family	40000	Not Disclosed	Apartments			
5070 E Kings Canyon Rd	2020	Sr. Apts.	Multi-Family	62744	Not Disclosed	Apartments			Rent Restricted
936 S Pierce Ave	2006		Multi-Family	4286	Not Disclosed	Apartments	11/18/2012		
962 S Pierce Ave	2005	Village at Kings Canyon	Multi-Family	44070	Not Disclosed	Apartments	3/15/2018	\$ 616,864.00	Rent Restricted
5291 E Kings Canyon Rd	1990	Sunrise Apartments	Multi-Family	16342	Not Disclosed	Apartments	1/5/2001	\$ 415,000.00	
897 S Adler Ave	1987		Multi-Family	14200	Not Disclosed	Apartments	7/10/2019	\$ 1,100,000.00	
5325 E Kings Canyon Rd	1987	Canyon Park Village	Multi-Family	57407	Not Disclosed	Apartments	3/22/2005	\$ 4,550,000.00	
5245 E Lyell Ave	1987		Multi-Family	6208	Not Disclosed	Apartments			
758-810 S Adler Ave	1986		Multi-Family	8104	Not Disclosed	Apartments	1/13/2016	\$ 275,000.00	
846 S Adler Ave	1986	(2) 4plexes - S/E Fresno	Multi-Family	8104	Not Disclosed				Rent Subsidized
5010-5018 E El Monte Way	1986		Multi-Family	18848	Not Disclosed	Apartments	9/29/2015		
5208-5210 E Lowe Ave	1986		Multi-Family	3960	Not Disclosed	Apartments	11/21/2019	\$ 421,000.00	
5218 E Lowe Ave	1986		Multi-Family	3960	Not Disclosed	Apartments	6/19/2019		
5120 E Kings Canyon Rd	1985	Sunny Gate	Multi-Family	489246	Not Disclosed	Apartments	9/7/2006	\$ 13,250,000.00	
5035 E Lane Ave	1985		Multi-Family	3640	Not Disclosed	Apartments	4/8/2020	\$ 385,000.00	Affordable Units
5039 E Lane Ave	1985		Multi-Family	3640	Not Disclosed		4/1/2020	\$ 385,000.00	
5045 E Lane Ave	1985		Multi-Family	3640	Not Disclosed	Apartments	10/1/2020	\$ 385,000.00	Affordable Units
5049 E Lane Ave	1985		Multi-Family	3640	Not Disclosed	Apartments	10/1/2020	\$ 385,000.00	
5222 E Tulare Ave	1985		Multi-Family	10080	Not Disclosed	Apartments			
		Huntington Places							
5364 E Huntington Ave	1984	Apartments	Multi-Family	37037	Not Disclosed	Apartments	4/18/2003	\$ 1,360,000.00	
757 S Adler Ave	1980		Multi-Family	6036	Not Disclosed	Apartments	10/10/2013	\$ 340,000.00	
825 S Adler Ave	1980		Multi-Family	6000	Not Disclosed	Apartments			
849 S Adler Ave	1980		Multi-Family	7062	Not Disclosed	Apartments	4/15/2003	\$ 269,000.00	
879 S Adler Ave	1980		Multi-Family	6036	Not Disclosed	Apartments	7/10/2019	\$ 470,000.00	
5030-5036 E Alta Ave	1980	Alta Apartments	Multi-Family	18108	Not Disclosed	Apartments	2/9/2018	\$ 1,255,000.00	
5207-5217 E Liberty Ave	1980		Multi-Family	10078	Not Disclosed	Apartments	11/27/2002	\$ 394,000.00	
5218 E Lyell Ave	1980		Multi-Family	4510	Not Disclosed	Apartments	5/29/2020	\$ 449,000.00	Affordable Units
5038 E Montecito Ave	1980	Montecito Complex	Multi-Family	6036	Not Disclosed	Apartments	7/30/2002	\$ 252,000.00	
		Huntington Palace Luxury							
5239 E Huntington Ave	1979	Apts.	Multi-Family	39024	Not Disclosed	Apartments	7/19/2016	\$ 2,500,000.00	
5285 E Kings Canyon Rd	1977	Willow Wood Apartments	Multi-Family	52784	Not Disclosed	Apartments	2/7/2020	\$ 5,000,000.00	
5271 E Kings Canyon Rd	1974	Sunnyside Villas	Multi-Family	64004	Not Disclosed	Apartments	11/28/2017	\$ 550,000.00	Rent Restricted
5244 E Tulare Ave	1977	Cottonwood Apartment	Multi-Family	22320	Not Disclosed	Apartments	7/30/2018	\$ 2,035,000.00	
737 S Adler Ave			Multi-Family	6036	Not Disclosed	Apartments	2/10/2005	\$ 520,000.00	
5015 E El Monte Way		The Village at Kings Canyon	Multi-Family	34002	Not Disclosed	Apartments	3/15/2018	\$ 594,545.00	Rent Restricted
516 E Kings Canyon Rd		Pacific Gardens	Multi-Family	43084	Not Disclosed	Apartments			Rent Subsidized

Table 16
Peach Avenue Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
5216-5226 E Liberty Ave			Multi-Family	10916	Not Disclosed	Apartments	1/9/2020	\$ 385,000.00	
5236 E Lowe Ave			Multi-Family	4310	Not Disclosed	Apartments	6/19/2017		
5019 E Montecito Ave			Multi-Family	48159	Not Disclosed	Apartments	3/15/2018	\$ 663,591.00	Rent Subsidized
510 S Peach Ave		Inyo Terrace	Multi-Family	76040	Not Disclosed	Apartments			Rent Restricted
5031 E Alta Ave			Multi-Family	5000	Not Disclosed	Apartments			Affordable Units
5125 E Lane Ave			Multi-Family	816	Not Disclosed	Apartments			
5032 E Montecito Ave			Multi-Family	5486	Not Disclosed	Apartments			
5043 E Kings Canyon Rd	2006	5043 E Kings Canyon Road	Office	10031	\$13.44 - 16.42 (Est.)	Medical			
5361 E Kings Canyon Rd			Office	6548	\$10.35 - 12.65 (Est.)		2/22/2016		
5046 E Mono St	2017	5046 E Mono Street	Office	2000	\$13.88 - 16.96 (Est.)				
E Kings Canyon Rd	2022		Retail	5500	Not Disclosed				
5011 E Kings Canyon Rd	2020		Retail	3010	\$12.85 - 15.71 (Est.)	Convenience Store	9/28/2020	\$ 4,175,000.00	
5075 E Kings Canyon Rd	2017		Retail	2750	\$12.95 - 15.83 (Est.)	Fast Food	5/13/2019	\$ 1,600,000.00	
5085 E Kings Canyon Rd	2017		Retail	3750	\$12.97 - 15.85 (Est.)	Fast Food	5/24/2019	\$ 1,925,000.00	
1004 S Peach Ave	2009	WinCo Foods	Retail (Neighborhood Center)	83000	\$12.09 - 14.77 (Est.)	Supermarket			
5150 Kings Canyon Ave	2008		Retail (Neighborhood Center)	35350	\$21.96 - 26.84 (Est.)	Freestanding	8/20/2013	\$ 2,946,469.00	
5192 E Kings Canyon Rd	2008	Panda Express	Retail (Neighborhood Center)	2448	\$14.04 - 17.16 (Est.)	Fast Food	8/20/2013	\$ 240,537.00	
5235 E Kings Canyon Rd	2005	Bldg A	Retail (Strip Center)	3840	\$16.87 - 20.61 (Est.)	Freestanding	1/24/2014	\$ 693,782.00	
5247 E Kings Canyon Rd	2005	Bldg B	Retail (Strip Center)	4680	\$16.79 - 20.52 (Est.)	Freestanding	1/24/2014	\$ 822,292.00	
5261 E Kings Canyon Rd	2005	Sunnyside Center Bldg C	Retail (Strip Center)	6480	\$16.20 - 19.81 (Est.)	Freestanding	9/20/2018	\$ 1,200,000.00	
5125 E Kings Canyon Rd	1993		Retail	144822	\$14.01 - 17.12 (Est.)	Freestanding			
0 S Clovis Ave	1992		Retail	2921	\$14.62 - 17.87 (Est.)	Service Station			
5171-5189 E Kings Canyon Rd	1975		Retail (Strip Center)	15000	\$13.50 - 16.50 (Est.)	Freestanding			
5210 E Tulare Ave	1969	Get N' Go	Retail	2112	\$12.83 - 15.68 (Est.)	Convenience Store	11/16/2001	\$ 400,000.00	
5205-5211 E Kings Canyon Rd			Retail	5718	\$14.01 - 17.12 (Est.)	Freestanding			
5180 E Kings Canyon Rd		CVS	Retail (Neighborhood Center)	13225	\$13.41 - 16.38 (Est.)	Drug Store	8/20/2013	\$ 1,483,994.00	
5227 E Kings Canyon Rd			Retail (Strip Center)	2255	\$12.52 - 15.30 (Est.)	Fast Food			

Table 17
Clovis Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
10 S Rogers Ln	1989		Multi-Family	7,659	Not Disclosed	Apartments	6/20/2002	\$ 310,000.00	
5675 E Balch Ave	1980	Sunnyside Glen	Multi-Family	57,390	Not Disclosed	Apartments	12/14/2017	\$ 5,000,000.00	Rent Restricted
405 S Clovis Ave	1980	Huntington Court Apartments	Multi-Family	59,164	Not Disclosed	Apartments	8/1/2002	\$ 1,400,000.00	
5552-5562 E Tulare Ave	1980	East Tulare Apartments	Multi-Family	30,464	Not Disclosed	Apartments	12/31/2020	\$ 3,350,000.00	
404 S Waverly Ln	1978	Sherwood Apartments	Multi-Family	23,142	Not Disclosed	Apartments	6/6/2017	\$ 1,250,000.00	
482 S Clovis Ave	1976	Riverside Townhomes	Multi-Family	98,260	Not Disclosed	Apartments	9/17/2008	\$ 6,750,000.00	
545-555 Argyle Ave	1975	Los Arbolitos Apartments	Multi-Family	106,108	Not Disclosed	Apartments	3/30/2011	\$ 4,000,000.00	
445 S Argyle Ave	1973	445 S. Argyle Ave Apartments	Multi-Family	52,300	Not Disclosed	Apartments			Affordable Units
5770 E Kings Canyon Rd	1972	The Greenery Apartments	Multi-Family	90,940	Not Disclosed	Apartments	2/20/2014	\$ 6,370,000.00	
5625 E Balch Ave	1971	Granada Apartments	Multi-Family	34,728	Not Disclosed	Apartments	1/20/2000	\$ 650,000.00	
5715 E Beck Ave	1971	Redwood Canyon	Multi-Family	82,984	Not Disclosed	Apartments	4/15/2016	\$ 4,800,000.00	
5655 E Huntington Ave	1971	Sierra Vista Apartments	Multi-Family	31,280	Not Disclosed	Apartments	6/17/2015	\$ 1,503,000.00	
5695-5705 E Huntington Blvd	1971		Multi-Family	31,686	Not Disclosed	Apartments			
454 S Waverly Ln	1971	Sequoia Ridge	Multi-Family	72,160	Not Disclosed	Apartments	12/31/2015	\$ 4,050,000.00	
409 S Waverly Ln	1968	The Robinwood Apartments	Multi-Family	14,112	Not Disclosed	Apartments	2/11/2020	\$ 1,275,000.00	
5629-5637 E Huntington Ave	1964	Country Club Arms	Multi-Family	18,235	Not Disclosed	Apartments	12/2/2002	\$ 665,000.00	
5704 E Beck Ave	1963	Tamra Terrace Apartments	Multi-Family	22,126	Not Disclosed	Apartments	7/30/2021	\$ 1,860,000.00	
5684 E Huntington Ave	1963	Aspen Gardens	Multi-Family	25,088	Not Disclosed	Apartments	1/8/2016	\$ 1,501,000.00	Affordable Units
5621 Huntington Blvd			Multi-Family	9,140	Not Disclosed	Apartments			
5671 Huntington Blvd			Multi-Family	24,044	Not Disclosed	Apartments			
5629 E Huntington Ave			Multi-Family	15,955	Not Disclosed	Apartments			
387 S Phillip Ave			Multi-Family	10,788	Not Disclosed	Apartments			
	1973			917,753					
645 S Minnewawa Ave	2021		Office	19,950	\$22.89 - 27.97 (Est.)	Medical			
5775 E Kings Canyon Rd	1982		Office	5,406	\$15.42 - 18.85 (Est.)		5/17/2018		
407 S Clovis Ave	1978	Sunnyside Professional Complex	Office	7,728	\$11.31 - 13.83 (Est.)		12/24/2012	525,000	
524 S Clovis Ave	1975		Office	8,480	\$10.69 - 13.07 (Est.)		11/6/2019	775,000	
5555 E Kings Canyon Rd	1974		Office	8,944	\$11.35 - 13.87 (Est.)	Medical	6/24/2015	910,000	
5510 E Kings Canyon Rd	1973		Office	1,850	\$16.30 - 19.92 (Est.)		8/15/2017		
5539 E Kings Canyon Rd	1970		Office	3,069	\$7.72 - 9.43 (Est.)	Medical	7/3/2018		
330 S Clovis Ave	1966		Office	6,887	\$12.01 - 14.68 (Est.)	Medical	2/11/2020		
5693 E Kings Canyon Rd	1963		Office	35,813	\$13.99 - 17.10 (Est.)				
406 S Clovis Ave	1948		Office	1,152	\$9.74 - 11.90 (Est.)		1/7/2011	90,000	
370 S Clovis Ave			Office	2,733	\$11.05 - 13.51 (Est.)	Medical			
5755 E Kings Canyon Rd			Office	14,471	\$11.91 - 14.56 (Est.)				

Table 17
Clovis Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
5781 E Kings Canyon Rd			Office	3,758	\$10.30 - 12.59 (Est.)	Medical	8/7/2019		
	1975			9,249		Medical			
625 S Clovis Ave	2022		Retail	3,640	Not Disclosed	Fast Food			
5740 E Kings Canyon Rd	2012		Retail	7,000	\$13.31 - 16.26 (Est.)	Auto Repair			
5677 E Kings Canyon Rd	2006		Retail (Community Center)	4,200	\$15.41 - 18.84 (Est.)	Storefront	11/20/2020		
550 S Clovis Ave	2006		Retail (Strip Center)	9,750	\$24.00	Storefront			
530 S Clovis Ave	2006		Retail (Strip Center)	5,152	\$14.64 - 17.89 (Est.)	Freestanding			
570 S Clovis Ave	2006	Clovis & Inyo	Retail (Strip Center)	9,750	\$25.12 - 30.70 (Est.)	Freestanding			
626 S Clovis Ave	2001	Walgreens	Retail	15,120	\$13.39 - 16.36 (Est.)	Drug Store	1/6/2021	9,488,000	
927 S Clovis Ave	1999		Retail (Neighborhood Center)	7,199	\$13.66 - 16.69 (Est.)	Freestanding			
435 S Clovis Ave	1993		Retail	9,375	\$13.72 - 16.77 (Est.)	Auto Repair	4/17/2019	845,000	
E Kings Canyon Rd	1992	Arco Ampm	Retail (Neighborhood Center)	2,921	\$15.55 - 19.00 (Est.)	Service Station	5/29/2002	1,000,000	
5596 E Kings Canyon Rd	1988		Retail	481	\$12.46 - 15.22 (Est.)	Service Station	8/1/2018	1,974,500	
5606 E Kings Canyon Rd	1988		Retail (Neighborhood Center)	6,000	\$14.91 - 18.23 (Est.)	Freestanding	9/4/1997		
445 S Clovis Ave	1982	Frostee Freeze	Retail	2,107	\$19.64 - 24.00 (Est.)	Fast Food	4/26/2019	500,000	
5545 E Kings Canyon Rd	1981	Citibank	Retail	4,545	\$14.32 - 17.51 (Est.)	Bank	10/27/2014	2,300,000	
5653-5665 E Kings Canyon Rd	1981		Retail (Community Center)	111,372	\$14.94 - 18.25 (Est.)	Freestanding	11/20/2020	30,659,000	
5615 E Kings Canyon Rd	1980		Retail (Neighborhood Center)	16,666	\$9.00	Auto Repair			
625 S Clovis Ave	1979	Perkos Cafe	Retail	3,466	\$14.62 - 17.87 (Est.)	Restaurant	7/22/2021	650,000	
120 S Clovis Ave	1978		Retail	2,250	\$14.32 - 17.51 (Est.)	Fast Food			
5689-5691 E Kings Canyon Rd	1978	NEC Kings Canyon & Phillip	Retail (Strip Center)	9,549	\$17.56 - 21.46 (Est.)	Freestanding			
525 S Clovis Ave	1975	Beacon	Retail	2,240	\$14.00 - 17.11 (Est.)	Service Station	1/9/2002	300,000	
624-660 S Clovis Ave	1975		Retail	3,841	\$14.11 - 17.25 (Est.)	Freestanding	8/4/2000	365,000	
5638 E Kings Canyon Rd	1971	Sunnyside Plaza	Retail (Neighborhood Center)	64,481	\$13.00 - 15.89 (Est.)	Supermarket	6/25/1997	550,000	
5650 E Kings Canyon Rd	1971		Retail (Neighborhood Center)	6,358	\$13.69 - 16.73 (Est.)	Freestanding			
5666 E Kings Canyon Rd	1971		Retail (Neighborhood Center)	23,565	\$13.11 - 16.02 (Est.)	Freestanding			
5707 E Balch Ave	1961	Sunnyside Racquet Club	Retail	10,341	\$13.82 - 16.89 (Est.)	Health Club	1/24/2012		

Table 17
Clovis Street Property Level Data Breakdown - 1/2 mile radius from station
Kings Canyon Transit Corridor
Fresno, CA

Property Address	Year Built	Property Name	Property Type	RBA	Rent/SF/Yr	Secondary Type	Last Sale Date	Last Sale Price	Affordable Type
5542-5568 E Kings Canyon Ave	1957	Sunnyside Square	Retail (Neighborhood Center)	32,380	\$12.36 - 15.11 (Est.)	Freestanding			
437 S Clovis Ave			Retail	3,203	\$14.31 - 17.49 (Est.)	Restaurant			
5574 E Kings Canyon Rd		Rite Aid	Retail	15,213	\$13.37 - 16.34 (Est.)	Drug Store			
5686 E Kings Canyon Rd			Retail	6,811	\$13.70 - 16.75 (Est.)	Freestanding			
5687 E Kings Canyon Rd			Retail	2,435	\$14.02 - 17.13 (Est.)	Convenience Store			
5708 E Kings Canyon Rd			Retail	9,328	\$13.87 - 16.95 (Est.)	Bank			
5708-5728 E Kings Canyon Rd			Retail	14,955	\$13.42 - 16.40 (Est.)	Storefront Retail/Office			
5534 E Kings Canyon Rd		State Farm Insurance	Retail	2,215	\$13.87 - 16.95 (Est.)				
5645 E Kings Canyon Rd			Retail (Community Center)	4,595	\$14.51 - 17.73 (Est.)	Fast Food	11/20/2020		
5651 E Kings Canyon Rd			Retail (Community Center)	3,197	\$15.01 - 18.34 (Est.)	Fast Food	11/20/2020		
5671 E Kings Canyon Rd			Retail (Community Center)	52,065	\$13.41 - 16.38 (Est.)	Freestanding	11/20/2020		
5669 E Kings Canyon Rd			Retail (Community Center)	11,000	\$15.22 - 18.60 (Est.)				
765 S Clovis Ave			Retail (Neighborhood Center)	3,450	\$14.10 - 17.24 (Est.)	Fast Food			
5630-5626 S Clovis Ave			Retail (Neighborhood Center)	7,667	\$13.56 - 16.57 (Est.)	Freestanding			
5605 E Kings Canyon Rd		Shell	Retail (Neighborhood Center)	2,586	\$15.40 - 18.82 (Est.)	Service Station			
5625 E Kings Canyon Rd		Carl's Jr.	Retail (Neighborhood Center)	3,139	\$13.99 - 15.40 (Est.)	Fast Food			
5627 E Kings Canyon Rd		Kings Canyon Plaza	Retail (Neighborhood Center)	14,362	\$8.92 - 10.90 (Est.)	Freestanding			
5635 E Kings Canyon Rd			Retail (Neighborhood Center)	2,675	\$12.96 - 14.16 (Est.)	Service Station			
5642-5650 E Kings Canyon Rd			Retail (Neighborhood Center)	6,902	\$13.85 - 16.92 (Est.)	Storefront			
5680 E Kings Canyon Rd			Retail (Neighborhood Center)	7,558	\$13.81 - 16.88 (Est.)	Restaurant			

1.0 Transit Orientation Indicators

People, places, pedestrian/bicycle connectivity, (transit) performance, and physical form are proven metrics to indicate the transit-supportiveness of an area. To analyze the transit orientation of the BRT stations in the study area, measures were developed to approximate each of these factors in the areas surrounding the eight existing FAX Route Q stations east of State Route 41 along a roughly 4.5 mile stretch of Ventura Avenue and Kings Canyon Road. The stations and their half-mile radius are shown in **Figure 1**. The indicators and the methods to calculate them are described in the following section.

Figure 1: Project Study Area



1.1 People

This indicator is represented by population and employment within a half-mile of each FAX Route Q station within the study area. Higher densities of residents and workers signifies there is a larger pool of users for transit. Higher densities are also correlated with higher rates of transit ridership and less per capita automobile usage.

This data to analyze this metric was gathered from Fresno Council of Governments population and employment data for a base year (2020). To attribute the population and employment to the half-mile areas of each FAX Route Q station in the study area, the data's geographies (Transportation Analysis Zones (TAZs) – roughly the size of Census Block Groups) were intersected with the half-mile buffers of each station. Any TAZ which partially overlapped any half-mile buffer were 'apportioned' by the percentage of the TAZ area overlapping with the buffer. The combined population and employment from 2020 were classified into five categories according to Jenks natural breaks classification method

(natural breaks), with the most points awarded to category with highest population and employment. The results are shown in **Table 1**.

Table 1: Population and Employment within Half-mile of FAX Route Q Stations

Station	2020 Population	2020 Employment	Combined Population & Employment	Category Break
R St	3,391	7,117	10,508	4
First St	5,335	1,102	6,437	1
Sixth St	6,111	855	6,966	2
Cedar Ave	4,975	1,961	6,936	2
Maple Ave	6,665	1,797	8,462	3
Chestnut Ave	9,326	2,569	11,895	4
Willow Ave	7,120	6,858	13,978	5
Peach Ave	4,247	5,461	9,708	3
Clovie Ave	5,000	2,292	7,292	2

Source: Fresno COG and CR Associates (2021)

1.2 Places

This indicator captures the variety of destinations and land uses near each Route Q station within the study area. A variety of destinations accessible makes it easier for people to complete trips without driving, improving the viability of travel without a car. Transit stops with destinations and attractions nearby can also attract ridership for a variety of trips.

To calculate this measure, business types including: grocery and drug stores, dining and drinking establishments, retail, personal care and other types of services were counted and summarized within a half-mile network travel distance of Route Q station in the study area based on business data from DataAxle. This analysis also included a count of key civic land uses such as parks, schools, hospitals, libraries within a half-mile of each station from City of Fresno land use data. The City of Fresno also supplied a dataset of the locations of businesses and services along Ventura/Kings Canyon for a portion of the corridor. That data was examined in comparison to the data obtained from DataAxle and it was determined the latter adequately represented the City-provided data while also providing more complete geographic coverage of the study area.

The ‘Opportunity Score’ is an index score based on a total count and variety of the destinations and land uses that were accessible to each station. Each business destination category (those categories which exclude the civic land uses such as parks, schools, hospitals, libraries) were given a multiplier based on dividing the number 100 from the highest count of that destination category from any station. Civic land uses were credited with the full 100 points for that category if they were accessible within a half mile from each station. The index scores were classified into five categories according to natural breaks,

with the most points awarded to the category with highest population and employment. The results are shown in **Table 2**.

Table 2: Opportunity Score within Half-mile of FAX Route Q Stations

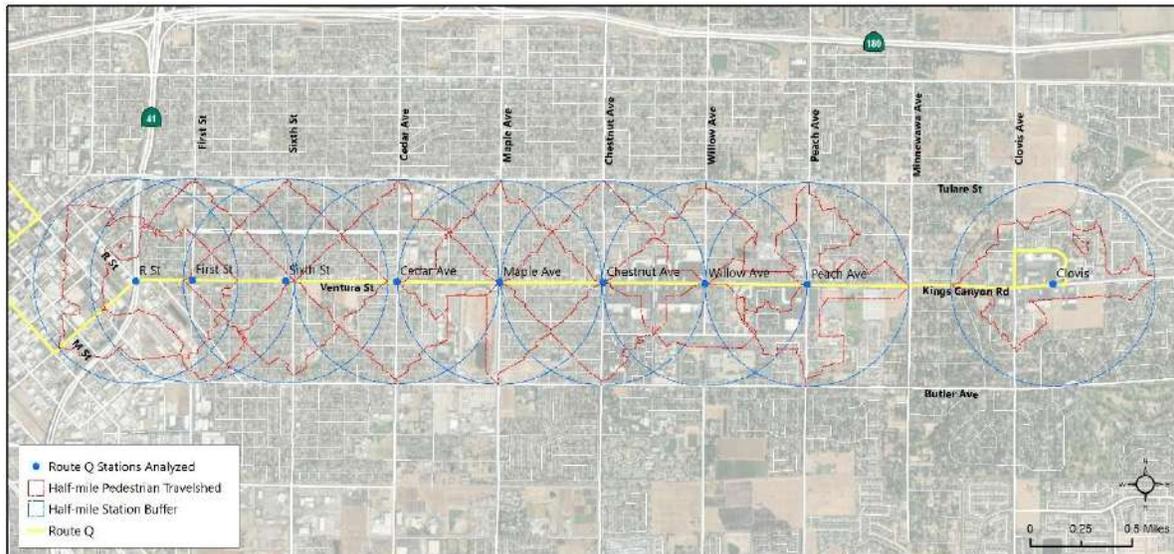
Station	Elementary Schools	High Schools	Parks	Hospitals	Libraries	Grocery and Drug Stores	Dining and Drinking Establishments	Retail	Personal Care Services	Other Services	Opportunity Score (sum of multiplier x counts)	Category Break
Multiplier	100	100	100	100	100	6.25	3.23	3.85	9.10	4.00		
R St	0	0	0	0	0	7	11	14	1	25	243	1
First St	0	0	1	0	0	4	8	11	2	15	271	1
Sixth St	1	0	0	0	0	4	9	18	4	13	311	2
Cedar Ave	0	1	0	1	0	3	18	11	4	11	399	3
Maple Ave	0	0	0	1	0	7	12	9	2	6	260	1
Chestnut Ave	1	0	1	0	0	16	20	23	5	6	522	4
Willow Ave	1	0	1	0	0	12	22	26	11	5	566	5
Peach Ave	1	1	1	0	0	6	14	9	6	2	481	4
Clovis Ave	0	0	1	0	1	13	31	14	7	1	503	4

Source: DataAxle and CR Associates (2021)

1.3 Pedestrian and Bicycle Connectivity

This indicator captures the quality of the pedestrian and bicycling environment of areas surrounding each Route Q station within the study area. While the previous ‘Places’ indicator is based on the quantity and variety destinations and land uses in the vicinity of each station, it assumes a perfect environment. The Places measure does not factor the sensitivity to roadway environment experienced by pedestrians and bicyclists, and poor conditions often deter trip-making. To calculate the Pedestrian and Bicycle Connectivity measure, half-mile street travelsheds were created for each station using street networks with distance adjusted for the comfort of the pedestrian and bicycling environment as shown in **Figure 2**.

Figure 2: Half mile Network Travelsheds



To approximate the comfort of the pedestrian and bicycling environment, all the roads within a half-mile of Route Q stations in the study area were assessed using Bicycle Level of Traffic Stress (LTS) and Pedestrian Environmental Score (PES), a performance measure which uses posted speed limits and number of travel lanes and presence and type of facility (horizontal separation) to assess the comfort of the roadway environment. These measures were applied after referencing the criteria in aerial and street view imagery. Each roadway centerline received one of three scores representing ‘adequate’ conditions, ‘inadequate’ conditions, and ‘highly inadequate’ conditions. For roadways with four or more travel lanes, each side of the street received a score. The three categories were applied as travel time multipliers to the street network prior to creating a network travelshed: two times the distance cost were applied to inadequate segments and three times the distance cost were applied to highly inadequate segments. The lengths of segments with adequate conditions were not multiplied.

A regular half-mile travelshed (without adjusting for environmental conditions) would have approximated connectivity based on the density and geometry of the street network, however that alone would not reflect the quality of the environment for pedestrians and bicyclists. The environment-adjusted travelsheds however would both the connectivity and environmental quality dimensions. Areas with better connected street networks are advantaged by this measure, though are not immune from being penalized. The acreage sizes of the environment-adjusted half-mile travelshed were classified into five categories according to natural breaks, with the most points awarded to the category with largest environment-adjusted travelshed. The results are shown in **Table 3**.

Table 3: Travelshed Acreage within Half-mile of FAX Route Q Stations (Unadjusted and Adjusted for Pedestrian and Bicycling Environment)

Station	Unadjusted Half-mile Travelshed Acreage	Environment-Adjusted Travelshed Acreage	Category Break
R St	303.6	248.8	5
First St	300.3	185.4	4
Sixth St	306.3	215.2	4
Cedar Ave	300.0	113.1	3
Maple Ave	253.6	98.4	3
Chestnut Ave	301.9	95.9	3
Willow Ave	266.0	72.4	2
Peach Ave	237.2	47.5	1
Clovis Ave	188.6	73.1	2

Source: CR Associates (2021)

1.4 Performance

This indicator is represented by weekday average daily transit ridership from 2019 within a half-mile of each FAX Route Q station within the study area. Places with high existing daily ridership are indicative of having good transit orientation. Areas with the highest transit ridership will typically have more frequent transit service and better regional accessibility to destinations by way of the transit system.

To calculate this measure average weekday daily boardings and alightings were provided by FAX for every bus stop within a half-mile of each FAX Route Q station in the study area for 2019. The boardings and alightings for each Route Q station, and the ridership of the nearest bus stops to each Route Q station within a half-mile nearest were summarized together for each Route Q station. The combined boardings and alightings were classified into five categories according to natural breaks, with the most points awarded to the category with the highest average boardings and alightings. The results are shown in **Table 4**.

Table 4: Average Weekday Boardings & Alightings within Half-mile of FAX Route Q Stations

Station	2019 Boardings/Alightings	Category Break
R St	124	1
First St	901	3
Sixth St	273	1
Cedar Ave	1,941	5
Maple Ave	612	2
Chestnut Ave	1,581	5
Willow Ave	756	2
Peach Ave	1,165	4
Clovis Ave	1,097	4

Source: FAX (2021)

1.5 Physical Form

This indicator is represented by average block size within a half-mile of each FAX Route Q station in the study area. Smaller average block sizes are correlated with better walkability and more compact urban form, both of those characteristics are more compatible with transit potential.

Block features were generated in GIS by dissolving contiguous parcels data (retrieved from Fresno County) into single part polygons. Parcels data works ideally for creating block features because it excludes the coverage of road and freeway right-of-way. Inspection of the outputs after the dissolving process was needed to make adjustments where necessary, such as removing parkway medians generated as output and merging together blocks separated by alleys. The average block sizes were classified into five categories according to natural breaks, with the most points awarded to the category with the smallest average block size. The results are shown in **Table 5**.

Table 5: Average Block Sizes within Half-mile of FAX Route Q Stations

Station	Average Block Size (acres)	Category Break
R St	3.9	5
First St	3.9	5
Sixth St	3.5	5
Cedar Ave	6.0	4
Maple Ave	7.2	4
Chestnut Ave	8.8	3
Willow Ave	17.8	2
Peach Ave	21.3	1
Clovis Ave	14.9	2

Source: CR Associates (2021)

1.6 Summary of All Indicators

Table 6 summarizes the points awarded to the Route Q stations within the study area for the five criteria: people, places, pedestrian/bicycle connectivity, (transit) performance, and physical form. Based on those indicators, the most transit supportive station in the study area is Chestnut Avenue, which received 19 of a possible 25 points. Each station's transit orientation score is also shown as radar charts.

Table 6: Summary of All Indicators

Station	People	Places	Ped/Bike Connectivity	Performance	Physical Form	Total
R St	4	1	5	1	5	16
First St	1	1	4	3	5	14
Sixth St	2	2	4	1	5	14
Cedar Ave	2	3	3	5	4	17
Maple Ave	3	1	3	2	4	13
Chestnut Ave	4	4	3	5	3	19
Willow Ave	5	5	2	2	2	16
Peach Ave	3	4	1	4	1	13
Clovis Ave	2	4	2	4	2	14

Source: CR Associates (2021)

